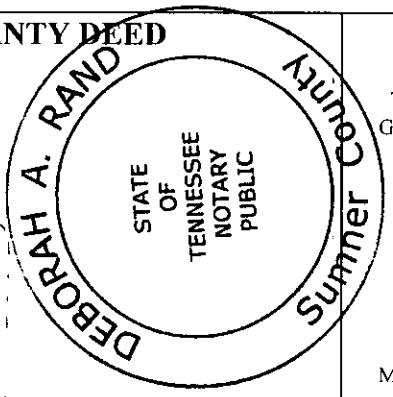
File No. 100143

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 12/28/13

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20100019912 DEEDWARR
Recvd: 04/06/10 10:04 2 pgs
Fees: 13.00 Taxes: 438.45
20100406-0025534

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Schwab	PrimeLending, a PlainsCapital Company	42-3-45
(NAME)	(NAME)	
702 East Campbell Rd.	18111 Preston Rd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brian Charles Lehan and Deborah Lehan, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Schwab, an unmarried man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Primrose Acres, of record in Plat Book 2663, Page 107, Register's Office for said County, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Brian Charles Lehan by deed from James M. Vaden, dated July 26, 2002 and recorded on July 31, 2002 in Instrument No: 20020731-0092000, Register's Office, Davidson County, Tennessee.

Deborah Lehan, wife of Brian Charles Lehan, joins in the conveyance for the purpose of conveying any interest, marital or otherwise, she may have in said property.

Deborah Lehan executed this instrument on behalf of Brian Charles Lehan pursuant to a Power of Attorney of record in Instrument No. 20100406-0025533, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 702 East Campbell Rd., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

File No. 100143
Witness my hand this 31st day of March, 2010.

Brian Charles Lehan by Deborah Lehan, AIF
Brian Charles Lehan
By: Deborah Lehan, Attorney-in-Fact

Deborah Lehan
Deborah Lehan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Lehan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2010.

Commission expires: 9-19-11

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Brenda Shelby
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Lehan with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Brian Charles Lehan as his Attorney in Fact as the free act and deed of the within named Brian Charles Lehan.

Witness my hand and official seal this 31st day of March, 2010.

Commission expires: 9-19-11

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Brenda Shelby
Notary Public