BILL GARRETT, Davidson County
Trans:T20100041115 DEEDWARR
Recvd: 07/06/10 09:58 2 pgs
Fees:13.00 Taxes:397.75
20100706-0052564

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Nashville, Tennessee 37211
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brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $107,500.00

Affiant

Subscribed and sworn to before me, this [illegible] of June, 2010.

Brian Lavoy Payne, Notary Public
My commission expires: 12/12/10

BRIAN LAVOY PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Marcus G. LeShane 3402 Oldfield Drive Nashville, Tennessee 37214	W R Starkey Mortgage, LLP 5055 W. Park Blvd., Suite 300 Plano, TX 75093	09705002100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Czernoczky**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Marcus G. LeShane and Theresa Cochrane-LeShane, husband and wife**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 49 on the Plan of Hickory Bend, Section 7, as of record in Book 3600, Page 29, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more compelte and accurate legal description thereof.

Being the same property conveyed to John Czernoczky, by deed from Shane Dovovan, The Secretary of Housing and Urban Development, of Washington, D. C., of record in Instrument No. 20100301-0015262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3402 Oldfield Drive, Nashville, Tennessee 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

WITNESS my hand this 30th day of June, 2010.

John Czernoczky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Czernoczky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 30th day of June, 2010.

Brian Lavoy Payne, Notary Public

My Commission expires 12/12/10

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY