Box 29

~~RECORD AND RETURN TO~~:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100058776 DEEDWARR
Recvd: 09/17/10 14:48 2 pgs
Fees:13.00 Taxes:503.20
20100917-0074282

WARRANTY DEED

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2010.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Howard Lea and Kemberly Lenore Lea 2896 Creekbend Drive Nashville, TN 37207	Same address as new owner	059-040-A-122.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Six Thousand and 00/100 DOLLARS ($136,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BRENT JUSTIN BAUER and wife, RACHEL L. BAUER,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **ERIC HOWARD LEA AND KEMBERLY LENORE LEA, husband and wife,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Property Commonly Known as: 2896 Creekband Drive Nashville, TN 37207

LAND in Davidson County, Tennessee, being Lot 106 on the Final Plat of Phase 4,5,6 of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brent Justin Bauer and wife, Rachel L. Bauer by deed from Centex Homes, a Nevada General Partnership, dated November 21st, 2007 and filed for record on November 28th, 2007, of record in Instrument No. 20071128-0138050, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which taxes are being prorated between the parties, and the payment of those taxes will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 15th day of September, 2010.

Brent Justin Bauer

Rachel L. Bauer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Brent Justin Bauer and Rachel L. Bauer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of September, 2010.

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

Printed Notary Name

My commission expires: _____