ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$330,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF December, 2010

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin E. & Danielle G. Midgett 3229 Pugh Road Hermitage, TN 37076	Nationstar Mortgage 805 S. Church St.,S-15 Murfreesboro, TN 37130	Map 124 Parcel 1.00

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,

Lonnie G. Leedy and wife, Barbara B. Leedy

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Robin E. Midgett and wife, Danielle G. Midgett

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, and being 546.77 feet East of the intersection of Pugh Road and Granny Wright Lane, bounded on the South by Pugh Road, on the West by the remaining property of Ritter, Tract 1 of this survey and by property belonging to T.R. O'Conner of record in Deed Book 226, Page 209, and on the North by Bridle Path Subdivision, Section 2, of record in Plat Book 7900, Page 537, and on the East by property belonging to Gary Pickens, of record in Deed Book 9473, Page 642, and more specifically described as follows according to a survey by Gaylon W. Northcutt, RLS #1529.

Beginning on a PK Nail in the center of Pugh Road and located 546.77 East of the intersection of Pugh road and Granny Wright Lane; thence, leaving said road North 10 degrees 54 minutes 10 seconds East, 929.86 feet to an iron pin in the fence at the South boundary of Bridle Path Subdivision, Section 2, the northwest corner of this tract and the northeast corner of O'Conner; thence, South 79 degrees 08 minutes 41 seconds East, 234.92 feet to an iron pin at the northeast corner of the herein described tract and the northwest corner of Pickens; thence South 07 degrees 09 minutes 21 seconds West, 566.60 feet to an iron pin; thence South 11 degrees 06 minutes 29 seconds West, 449.49 feet to a point in the center of Pugh Road, the southeast corner of this tract, thence, with the center of said road North 61 degrees 40 minutes 43 seconds West, 283.33 feet to a PK Nail, to the point of beginning.

Being the same property conveyed to Lonnie G. Leedy and wife, Barbara B. Leedy by Deed from Chad Ritter and wife, Kay Ritter dated July 31, 2000 of record in Instrument Number 20000810-0079539, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100077914 DEEDWARR
Recvd: 12/10/10 10:21 2 pgs
Fees:13.00 Taxes:1221.00
20101210-0098450

This conveyance is made subject to the following:
1) 2011 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **3229 Pugh Road, Hermitage, TN 37076**
(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.

Witness our hand(s) this 9th day of December, 2010.

Lonnie G. Leedy

Barbara B. Leedy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Lonnie G. Leedy and wife, Barbara B. Leedy, with whom I am personally acquainted, (or who 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, at office, this 9th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076