03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $41,500.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me this 22nd day of December, 2010.

Diane K. Mann
Notary Public
My commission expires: 02/11/13

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

03-1010-36804

Address of New Owner:	Send Tax Bills to:	Tax-Information
Akilah Henley	Fifth Third Mortgage Co.	043-02-0-A 218.00CO
218 Cedarwood Lane	5001 Kingsley Drive	
Madison TN 37115	Cincinnati, OH 45263	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leonard Custom Homes, Inc. a Texas Corporation**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Akilah Henley**, hereinafter called the Grantees, their successors 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 Unit No. 218 on the Plan of Resubdivision of a Portion, Phase Two, Cedarwood Courtyard Homes, of record in Book 5200, Page 590, and as shown in Declaration of Covenants, Conditions and Restrictions, of record in Book 5495, Page 661, Book 6053, Page 422, Book 6119, Page 402, Book 6216, Page 434, Book 6707, Page 216, Book 9010, Page 503, Book 9010, Page 505 and Instrument No. 20070802-0092060, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leonard Custom Homes, Inc. by deed from Federal Home Loan Mortgage Corporation, dated August 19, 2010, recorded August 31, 2010, in Instrument No. 20100831-0068899, Register's Office for Davidson County, Tennessee. Leonard Custom Homes, Inc. took title by virtue of Special/Limited Warranty Deed on August 19, 2010 and there have been no changes to title since.John P. Leonard

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 218 Cedarwood Lane, Madison, TN 37115

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, successors and assigns, forever. Grantor covenants with Grantees 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 itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 19th day of November, 2010.

Leonard Custom Homes, Inc.

BILL GARRETT, Davidson County
Trans:T20110000742 DEEDWARR
Recvd: 01/04/11 12:16 2 pgs
Fees:13.00 Taxes:153.55
20110104-0001075

WITNESS my hand this 6 day of December, 2010.

Leonard Custom Homes, Inc.

By: _____
John P. Leonard, President

State Of Texas
County Of Collin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John P. Leonard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Leonard Custom Homes, Inc., the within named bargainor, and that he is authorized by Leonard Custom Homes, Inc. to execute this instrument on its behalf.

Witness my hand in Plano, TX, this 6th day of December, 2010.

_____
Notary Public

My Commission expires: April 09, 2012

ERIC GREGG OHMANN
Notary Public, State of Texas
My Commission Expires
April 09, 2012