Davidson County DEEDWARR
Recvd: 11/15/02 13:45 3pgs
Fees:18.00 Taxes:579.05
20021115-0141953

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
		26b
Danny Murphy and Roy Dano	New Owners	Map 117-04-0
2405 Belmont Blvd		Parcel 342.00
Nashville, TN 37212		11272

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged David J. Leonard, a married person and Michael D. Leonard, an unmarried person, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Danny Murphy, a married person and Roy Dano, a married person** (The "Grantees"), their heirs and/or assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on Block "A" on the Plan of Belmont terrace Annex No. 4, of record in Book 974, page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael D. Leonard, unmarried, Laura J. Waligora, unmarried and David J. Leonard, married, by deed from Steven Kurt Denny, unmarried recorded by Instrument Number 200001120004239, Register's Office of Davidson County, Tennessee; the said Laura J. Waligora having conveyed her interest in said property to Michael E. Leonard and David J. Leonard, as tenants in common with rights of survivorship by deed recorded by Instrument Number 20001206-0120025, said Register's Office for Davidson County, Tennessee.

This is improved property located at 1840 Primrose Avenue, Nashville, Tennessee 37212.

This instrument is being executed on behalf of Michael D. Leonard pursuant to a Power of Attorney executed by him and being filed for record simultaneously herewith.

The above described real estate is improved and is not nor ever was marital property of David J. Leonard nor is it subject to any homestead exemption of the spouse of David J. Leonard.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 974, page 97, said Register's Office.
3. Subject to easement for driveway of record in Book 3919, page 943, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $156,500.00.

Affiant

Subscribed and sworn to before me this 14th day of November, 2002.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of November, 2002.

Michael D. Leonard
by: David J. Leonard, Attorney in Fact
By David J. Leonard Attorney in Fact

David J. Leonard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David J. Leonard**, Attorney in Fact, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument on behalf of Michael D. Leonard and who acknowledged that he executed the same as the free act and deed of said of Michael D. Leonard.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of **November,** 2002.

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David J. Leonard**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of **November,** 2002.

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUB[illegible]
MY COM[illegible]
[illegible]NTY, TENNESSEE
[illegible]EP. 24, 2005

My Commission Expires: _____