THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita S. Leonard (NAME)	Bank of America (NAME)	part of MAP 100
7462/7464 Indian Creek Road (ADDRESS)	9000 Southside Blvd. (ADDRESS)	PARCEL 48 & 74
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	

FOR AND 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, Phillip Lynn Martin and wife, Jacqueline F. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juanita S. Leonard, an unmarried person

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:

See attached for Legal Description.

Davidson County DEEDWARR
Recvd: 02/05/03 15:32 3pgs
Fees:18.00 Taxes:1036.00

20030205-0016164

unimproved ( )
This is improved (X) property, known as part of 7462/7464 Indian Creek Road, Nashville, TN 37209
(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 31st day of January, 2003

Phillip Lynn Martin

Phillip Lynn Martin

Jacqueline F. Martin

Jacqueline F. Martin

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 Phillip Lynn Martin and wife, Jacqueline F. Martin

the bargainor s, 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 official seal at Nashville, Tennessee, this 31st day of January 2003

Commission expires July 24, 2004

Notary Public

P. L. McCRAE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____

Notary Public

Beginning at an iron pin in the west margin of Indian Creek Road, said iron pin being located in the north margin of the property conveyed to James E. Buttrey and wife, Annie Belle Buttrey, of record in Deed Book 1451, Page 305, of the Register's Office of Davidson County, Tennessee;

Thence, leaving the west margin of Indian Creek Road with the north margin of the Buttrey property, North 56 degrees 17 minutes 00 seconds West, 401.29 feet to an iron pin;

Thence, North 83 degrees 24 minutes 36 seconds West, 40.63 feet to an iron pin;

Thence, North 73 degrees 23 minutes 45 seconds West, 38.65 feet to an iron pin;

Thence, North 55 degrees 24 minutes 32 seconds West, 39.64 feet to an iron;

Thence, South 76 degrees 38 minutes 00 seconds West, 470.75 feet to an iron pin;

Thence, leaving the north margin of the Buttrey property, North 13 degrees 22 minutes 00 seconds West, 201.00 feet to an iron pin;

Thence, North 82 degrees 40 minutes 51 seconds East, 676.26 feet to an iron pin;

Thence, South 83 degrees 28 minutes 31 seconds East, 317.54 feet to an iron pin in the west margin of Indian Creek Road;

Thence, with the west margin of Indian Creek Road, along a curve to the right with a central angle of 10 degrees 00 minutes 54 seconds, a radius of 623.07 feet, and a chord bearing of South 1 degree 48 minutes 14 seconds West, 108.77 feet, a total distance of 108.91 feet to an iron pin;

Thence, South 6 degrees 48 minutes 41 seconds West, 291.09 feet to the point of beginning, containing 218,037 square feet, (5.005 acres).

Being a portion of the property conveyed to Phillip Lynn Martin and wife, Jacqueline F. Martin, of record in Deed Book 5017, Page 121, of the Register's Office of Davidson County, Tennessee.

Also being a portion of the property conveyed to Phillip Lynn Martin and wife, Jacqueline F. Martin, of record in Deed Book 9715, Page 940, of the Register's Office of Davidson County, Tennessee.