WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

RETURN TO: Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

#811

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick Leonard	Derrick Leonard	~~81-15337~~
(NAME) 1606 Knowles Street, Units A & B	(NAME) 5556 MURPHY WOOD CROSSINGS ~~1606 Knowles Street, Units A & B~~	81-15-337
(ADDRESS) Nashville, TN 37208	(ADDRESS) ANTIOCH, TN 37013 ~~Nashville, TN 37208~~	
(CITY) (STATE) (ZIP)	(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, William Patton, Jr. Foundation, By: William Patton, Jr., Executive Director, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derrick Leonard and Christy Leonard, husband and wife, 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, being Lot No. 20 on the Plan of Underwoods Addition to North Nashville, as of record in Plat Book 21, Page 117, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William Patton, Jr. Foundation, by Warranty Deed from Franklin E. Davenport, a married person, dated December 11, 2001, of record in Instrument No. 20011212-0137299, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/10/03 08:36 2pgs
Fees:13.00 Taxes:267.51

20030910-0131768

unimproved ☐
This is improved ☒ property, known as 1606 Knowles Street Units A & B, Nashville, TN 37208
(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 hands this 28th day of August, 2003.

William Patton, Jr. Foundation

By: William Patton, Jr., Executive Director

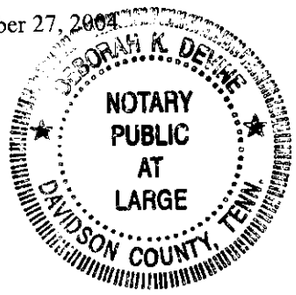
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William Patton, Jr. with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executive Director of the William Patton, Jr. Foundation, and that he/she as such of William Patton, Jr., Executive Director, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2003.

Commission expires: November 27, 2004



Deborah K. Devine

Notary Public