STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of January, 2005.

Notary Public

My Commission Expires: 7/2/05

STATE OF TENNESSEE NOTARY PUBLIC

WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/13/05 11:50 2 pgs
Fees:13.00 Taxes:1354.20
20050113-0004914

ADDRESS NEW OWNER(S) AS FOLLOWS:
Thomas W. Leonard
6133 Robin Hill Road
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel : 115-16-0-037.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. O. Treanor, IV, executor of Estate of William Ormsby Treanor, III** hereinafter referred to as Grantors, hereby transfers and conveys to **Thomas W. Leonard, an unmarried man** hereinafter referred to as 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. 18 on the Plan of west Meade Farms, Inc., Section "B", as of record in Book 1835, page 7, Register's Office for said County.

Said Lot No. 18 fronts 165 feet on the southwesterly side of Robin Hill Road and runs back 308 feet on the northeasterly line and 317.2 feet on the southwesterly line to a dead line in the rear measuring 196 feet thereon.

Being the same property conveyed to William Ormsby Treanor, III and wife, Penelope Treanor of record in Book 4828, page 879, dated June 25, 1974, Register's Office for Davidson County, Tennessee. Penelope Treanor conveyed to William Ormsby Treanor, III any interest by quitclaim deed of record in Instrument #19991214-0303156 recorded December 14, 1999. William Ormsby Treanor, III having since died. Pursuant to Section 31-2-103 of Tennessee Code Annotated of Probated Will, W.O. Treanor, IV is named as Personal Representative of the estate.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, Page 7, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2340, Page 509, as amended in Book 2341, page 222, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6133 Robin Hill Road, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 10th day of January, 2005.

W.O. Treanor, IV, Executor of
Estate of William Ormsby Treanor, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. O. Treanor, IV as Executor of Estate of William Ormsby Treanor, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of January, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires 11/02/05

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