Davidson County DEEDQC
Recvd: 05/09/06 12:00 3 pgs
Fees:17.00 Taxes:0.00
20060509-0054244

This instrument prepared by:

Lehman Land Title, Inc.
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999
NOTE: This instrument prepared from the information furnished by the parties. No title insurance is being provided.
File No.: 2146

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the **3rd day of May, 2006**, by and between **Derrick V. Leonard and wife, Christy L. Leonard**, party of the first part, and **Phase 10 Management, LLC,** parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **Nashville**, County of **Davidson**, State of Tennessee and being more particularly described as follows:

TRACT ONE:
LOCATED IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON

BEING THE LOT #4 IN THE G.W. ASHEROFT'S SUB-DIVISION OF ST. II OF BOYD'S-MCRAINY TRACT OF RECORD IN CHAN. BOOK 57, PAGE 54 R.O.D.C. SAID LOT FRONTS ON HARDIN STREET THIRTY-SIX (36) FEET AND RUNNING BACK BETWEEN PARALLEL LINES SEVENTY-ONE (71) FEET.

TRACT TWO:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH 40 FEET OF THE SOUTH 80 FEET OF LOT NO. 197 ON THE MAP OF D.T. MCGAVOCK, ETAL, ADDITION TO THE TOWN OF NASHVILLE, OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 40 FEET ON THE EASTERLY SIDE OF 14TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES, 170 FEET TO AN ALLEY.

TRACT THREE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 93 ON THE PLAN OF FALCONER AND ASHCROFT'S PLAN, OF RECORD IN PLAT BOOK 57, PAGE 121, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 93 FRONTS 36 FEET ON THE NORTH SIDE OF HAMILTON OR BOOKER STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 106 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM VERONICA D. LEONARD TO DERRICK V. LEONARD AS RECORDED ON THE 4TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030404-0045032 AND QUITCLAIM DEED FROM CRESA DIXON LEONARD TO VERONICA AND DERRICK LEONARD AS RECORDED ON THE 18TH DAY OF JULY, 2002 IN INSTRUMENT NO. 20020718-0086944 AS TO TRACT 1; WARRANTY DEED FROM WAYNE MORROW TO DERRICK LEONARD AND WIFE, CHRISTY LEONARD AS RECORDED ON THE 15TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040915-0111336 AS TO TRACT 2; WARRANTY DEED FROM TONY RAY CLOUSE TO DERRICK LEONARD AND CHRISTY LEONARD AS RECORDED ON THE 3RD DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040303-0023911 AS TRACT 3; WARRANTY DEED FROM WAYNE MORROW TO DERRICK LEONARD AND WIFE, CHRISTY LEONARD AS RECORDED ON THE 15TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040915-0111340 AS TO TRACT 4 AND WARRANTY DEED FROM DARRYLE E. CANNON TO DERRICK LEONARD AS RECORDED ON THE 1ST DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041101-0130475 AS TO TRACT 5, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO: (1) Real Property Taxes; (2) All Mortgages, loans and encumbrances of record in the Register of Deeds Office for Davidson County, Tennessee; (3) All restrictions of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

XX The property is improved with an address of: **2518 Booker St., Nashville, TN 37208, 2420 Booker Street, Nashville, TN 37208, and 1710 14th Avenue N, Nashville, TN 37208**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Derrick V. Leonard

Christy L. Leonard

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Personally appeared before me, **the undersigned a notary public in and for said County and State, Derrick V. Leonard and wife, Christy L. Leonard**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this **3rd day of May, 2006.**

Notary Public

My Commission Expires: 3-10-07

Judy A. Lehman
State of Tennessee Notary Public
Williamson County

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $-0- .

Affiant

Subscribed and sworn to before me this the 31st day of May, 2006.

Notary Public

Judy A. Lehman
Notary Public
State of Tennessee
Williamson County

My Commission Expires: 3-10-07

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
Tract One: 92-6-652
Tract Two:81-11-428
Tract Three: 92-6-494

NAME AND ADDRESS OF A PROPERTY OWNER:
Phase 10 Management, LLC
P.O. Box 273
Antioch, TN 37011

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES

Phase 10 Management, LLC
P.O. Box 273
Antioch, TN 37011