06-1227 39-B 103

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2006.

Notary Public
My commission expires:

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

15-0605-150736

Address of New Owner:	Send Tax Bills to:	Tax Information
Toby N. Leonard 316 Peachtree Street Nashville TN 37210	SunTrust Mortgage, Inc. 201 4th Ave N./7th Floor Nashville, TN 37219	119-01-0-460.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eddie D. Capps and wife, Dorothy M. Capps, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Toby N. Leonard, unmarried, hereinafter called the Grantees, their successors 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. 4, on the Plan of Overhill City and W.B. Fox Subdivision, of record in Book 332, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eddie D. Capps and wife, Dorothy M. Capps by deed from Mildred L. Campbell, dated 11-01-88, of record in Book 7698, Page 474, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 316 Peachtree Street, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/20/06 13:03 2 pgs
Fees:13.00 Taxes:414.40

20060620-0073538

WITNESS my hand this 15th day of June, 2006.

Eddie D. Capps

Dorothy M. Capps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eddie D. Capps and Dorothy M. Capps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of June, 2006.

State of Tennessee at Large

My Commission expires
May 3, 2010

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY