WARRANTY DEED

Please record and return to:
Forsythe Title and Escrow
2525 West End Avenue #380
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,010,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 2006

Notary Public

MY COMMISSION EXPIRES: 9/30/0

(AFFIX SEAL)

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Leonard		MAP 116-15
(NAME)	(NAME) FHHLC	
4309 Glen Eden Drive		PARCEL 67
(ADDRESS)	(ADDRESS) 1555 W. Walnut Hill Lane Suite 200	
Nashville, TN 37205	Irving TX 75038	
(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, Claiborne Russell Blevins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Leonard and wife, Marilyn J. Leonard

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. 7 and part of Lot 8, on the Plan of Calhoun's Resubdivision of part of Royal Oaks Subdivision, as shown on plat of record in Plat Book 547, page 167, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and part of Lot No. 8 front together 110.5 feet on the southerly margin of Glen Eden Drive, and extend back between parallel lines, 176.4 feet to a dead line in the rear.

Being the same property conveyed to Claiborne Russell Blevins by deed from Thomas Cocke and wife, Elizabeth Cocke of record in Instrument No. 20050105-0001761, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 547, page 167, said Register's Office.

Subject to easement of record in Book 5844, page 483, and boundary line agreement of record in Book 4654, page 949, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

CONTINUED

This is improved (X) unimproved ( ) property, known as 4309 Glen Eden Drive, Nashville, TN 37205
(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 my hand this 15th day of September, 2006

Claiborne Russell Blevins

Davidson County DEEDWARR
Recvd: 09/20/06 09:18 2 pgs
Fees:13.00 Taxes:3737.00

20060920-0116266

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 Claiborne Russell Blevins

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of September 2006.

Commission expires 1/24/09

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

Legal Description Continuation

The legal description is the same as the previous deed of record.