Return To:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

This instrument prepared by:

Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
ROBIN R. COWLYN 102 Middleton Circle Nashville, Tennessee 37215	Same	Map 145-00-0 Parcel No. 61

For and in consideration of the sum of Ten and 00/100--------($10.00)----------

DOLLARS, and other good and valuable consideration, STEVEN S. LEAKE and CARLA W. LEAKE, as the "Grantors," have bargained and sold, and by these presents do transfer and convey unto the said ROBIN R. COWLYN, a married man, as Grantee (the "Grantee"), his successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the city of Oak Hill, Davidson County, Tennessee, being known as the Otter Creek School Property, described according to a survey made by M. F. Himes, Surveyor, July ___, 1952, as follows:

Beginning on the easterly margin of Granny White Pike at the southwest corner of the property conveyed to Everett Beasley and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 2280, Page 445, Register's Office for said County; thence with said Beasley's southerly line south 82° 21' east 369.1 feet to a concrete monument; thence south 4° 47' west 218 feet to a concrete monument in the northerly line of the property conveyed to L. C. Anderson and wife, by deed from H. L. Harper and wife, of record in Book 2044, Page 41, said Register's Office; thence with said Anderson's northerly line north 85° 13' west 389.6 feet to the easterly margin of said Granny White Pike; thence with same northwardly 150.33 feet to a concrete monument; thence continuing northwardly 11.83 feet to a concrete monument and continuing northwardly 75.12 feet to the beginning, containing 1.972 acres, more or less.

Being the same property conveyed to Steven S. Leake and wife, Carla W. Leake, by deed of record in Book 9406, page 418, said Register's Office.

Davidson County DEEDWARR
Recvd: 10/11/06 09:10 3 pg:
Fees:18.00 Taxes:832.50
20061011-0126111

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever; and we do covenant with the Grantee 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 Grantee, his successors and assigns against the lawful claims of all persons, whomsoever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $225,000.

Affiant

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

NOTARY PUBLIC

My Commission Expires:
3-21-09

This is unimproved property known as 0 Granny White Pike, Nashville, Tennessee.

Whenever 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 _____ day of September, 2006.

STEVEN S. LEAKE

CARLA W. LEAKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument was acknowledged before me, the undersigned, a Notary Public in and for said County and State, by STEVEN S. LEAKE, the bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, a office in Nashville, Tennessee, this 15th day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 3-21-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument was acknowledged before me, the undersigned, a Notary Public in and for said County and State, by CARLA W. LEAKE, the bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, a office in Nashville, Tennessee, this 15th day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 3-21-09