THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25900-09-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me this 20th day of October, 2006. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: John M. & Barbara Duff Leap 606 ~~Lynnwood~~* Boulevard Nashville, TN 37205 *Lynnwood	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.19-130.03-0 Parcel No. 096.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Saunders and wife, Abbe Saunders**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John M. Leap and wife, Barbara Duff Leap** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 606 Lynnwood Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of October, 2006.

William Saunders

Abbe Saunders

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William Saunders and Abbe Saunders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2006.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/25/06 13:27 2 pgs
Fees:13.00 Taxes:4440.00

20061025-0132389

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 201 and part of 7th Street, (now closed), on the Plan of Part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at an iron pin on the easterly margin of Lynnwood Boulevard, at the southwest corner of the property conveyed to Jack R. Ames and wife, by deed from Royal Oaks Land Company, as of record in Book 1472, page 93, said Register's Office; thence with Ames' southerly line, eastwardly 311.5 feet to the westerly margin of Brighton Avenue, now closed; thence with the westerly margin of said Avenue, now closed, crossing 7th Street, now closed, 170.9 feet to the southerly margin of 7th Street, now closed, as shown on the said Plan; thence with the same, westwardly to the easterly margin of Lynnwood Boulevard; thence with said Boulevard northwardly 186.85 feet, more or less, to the beginning.

Being the same property conveyed to William Saunders and wife, Abbe Saunders by Deed dated October 15, 2004 from Robert W.Royer and wife, Madeleine M. Royer of record in Instrument No. 20041021-0126859, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.