STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Subscribed and sworn to before me, this 19th day of March, 2007.

My Commission Expires: 9-19-09

Affiant

Notary Public

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/19/07 13:24 2 pgs
Fees:13.00 Taxes:684.50
20070319-0033010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
STEVEN B. LEASURE and wife, STACEY L. LEASURE 200 ROSLYN COURT NASHVILLE, TN 37221 MAP & PARCEL NO. 141-07-0-B/021.00 CO	Bank of America 9000 Southside Blvd. Jacksonville, Fl 32256

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PREMIER EQUITY, LLC, a/k/a PREMIERE EQUITY, LLC, a Tennessee Limited Liability Company,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

STEVEN B. LEASURE and wife, STACEY L. LEASURE,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Somerset Farms, Section One, of record in Book 7900, page 357, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Premier Equity, LLC by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated November 2, 2006, and filed of record on November 14, 2006, in Instrument No. 20061114-0141360, Register's Office for Davidson County, Tennessee. Premier Equity, LLC being one and the same as Premiere Equity, LLC, a Tennessee Limited Liability Company.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2007, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 357; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 8556, PAGE 11; (D) HOMEOWNER'S ASSOCIATION CHARTER OF RECORD IN BOOK 7382, PAGE 225, AND BOOK 7820, PAGE 605, AND BOOK 8235-PAGE 521 AND BOOK 8584, PAGE 20; (E) BY-LAWS OF RECORD IN BOOK 8556, PAGE 25, SAID REGISTER'S OFFICE; AND (F) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 200 ROSLYN COURT, NASHVILLE, TN 37221

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 19TH DAY OF MARCH, 2007.

PREMIER EQUITY, LLC a/k/a PREMIERE EQUITY, LLC

Richard Ward Pres. by Nan Pendergrast atty-in-fact

BY: RICHARD WARD by Nan Pendergrast, ~~atty-in-fact~~
~~itx~~ pursuant to Power of Attorney of record
in Inst. No. 20070319-0033009, RODCT.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Nan Pendergrast, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Attorney-in-Fact of Richard Ward, President of Premier Equity, LLC a/k/a Premiere Equity, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Attorney-in-Fact executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by herself as such Attorney-in-Fact for Richard Ward, President.

Witness my hand and official seal this 19th day of March, 2007.

My Commission Expires: 9-19-09

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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WARRANTY DEED

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