WARRANTY DEED

G-VRE-07-7989

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackson L. Leap		
7989 Boone Trace	(NAME) SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		126-15-A-114 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN W. JOHNSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JACKSON L. LEAP AND WIFE, SUSAN D. LEAP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 254 on the plan of Boone Trace at Biltmore, Section Two, of record in Plat Book 9700, Pages 316 and 317, as amended by Surveyor's Certificate of Correction of record in Book 10995, page 618, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian W. Johnson, married by Warranty deed from Fox Ridge Homes, Inc. recorded October 21, 1998 in Book 11164, Page 698, Register's Office for Davidson County, Tennessee. Ruth Johnson joins in this instrument for the purpose of conveying any and all right, title, and interest that she may have in said property, to include but not limited to marital rights.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7989 Boone Trace, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 18th day of May, 2007.

Brian W. Johnson

Ruth Johnson

Davidson County DEEDWARR
Recvd: 05/21/07 10:14 2 pgs
Fees:13.00 Taxes:738.15
20070521-0060104

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian W. Johnson and wife, Ruth Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of May, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903