THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 07/30/07 09:08 3 pgs
Fees:18.00 Taxes:1128.50
20070730-0089817

File No. 20693-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wellington Investment Holding LLC 1809 Graybar Lane Nashville, TN 37215	New Owner	Map 118-07 Parcel 209

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, FRANK DAVID LEONE, JR. AND WIFE REESHA F. LEONE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WELLINGTON INVESTMENT HOLDING LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 15 of Block "H" on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Frank David Leone, Jr. and wife Reesha F. Leone, by Warranty Deed from Frank Lynn Wilson, Executor of the Estate of Henry Buford Robinson, Patricia Lee Robinson Barnett and Mary Kay Robinson Wilson, dated February 13, 1990, of record in Book 8045, Page 895, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 502 East Iris, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 26 day of July 2007.

Frank David Leone, Jr.

Reesha F. Leone

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 Frank David Leone, Jr. and Reesha F. Leone, the bargainors, 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 and official seal at Nashville, Tennessee, this 26 day of July 2007.

NOTARY PUBLIC

My Commission Expires: March 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me this 26 day of July 2007.

Notary Public

My commission expires March 7, 2011

EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee. Map 118-07, Parcel 209

(b) Matters shown on the Plan of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

(c) Matters shown on the Lot Survey by Volunteer Land Surveying Services, Phillip E. Holmes, R.L.S.#1728, dated July 20, 2007, as File No. 07139.