Davidson County DEEDWARR
Recvd: 08/31/07 16:11 3 pgs
Fees:18.00 Taxes:564.25
20070831-0105303

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

John R. Francis
852 General George Patton Road
Nashville, TN 37221

SEND TAX BILL:

New Owner

MORTGAGEE:
Prime Trust Bank
549 Alexander Plaza
Franklin, TN 37064

MAP AND PARCEL:
142-09-0-B-852CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Steven Leasure, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **John R. Francis, unmarried**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, described as follows:
>
> Being Unit No. 852, together with carport designated No. 852-C, in River Plantation, Section Five, Phase One, a Condominium, a Horizontal Property Regime located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Five, Phase One, Condominium Apartments, record in Plat Book 5200, pages 145 and 146, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to STEVEN LEASURE, UNMARRIED, by deed from ALAN H. BRASWELL AND WIFE, JANE D. BRASWELL, of record in Book 6502, page 575, dated February 28, 1985, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 852 General George Patton Rd., Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Stacey Leasure joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Steven Leasure.

Witness its hand this 30th day of August, 2007.

Steven Leasure by Stacey Leasure, Attorney-in-Fact

Stacey Leasure

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, STACEY LEASURE, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of STEVEN LEASURE and who acknowledged that she executed the same as the free act and deed of STEVEN LEASURE.

Witness my hand and official seal this 30th day of August, 2007.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Stacey Leasure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of August, 2007.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $152,500.00.

John R. Franus
AFFIANT

Subscribed and sworn to before me
this 30 day of August, 2007.

NOTARY PUBLIC

My Commission Expires May 24 2008

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN