(1)

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Attorney
Suite 2600, 401 Church Street, Nashville TN 37219
Telephone: (615) 259-9337

Address New Owner as:	Send Tax Bills to:	Map/Parcel #
Richard Blair 1152 Duncan Wood Dr. Nashville, TN 37204	Same	131-04-0-275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $880,000.00

Tabatha Edwards
Affiant

Subscribed and sworn before me this the 25 day of September, 2007.

Rebecca D. Price
Notary Public / My commission expires : 11/22/10

REBECCA D. PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires November 22, 2010

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, to MICHAEL A. LEECH AND WIFE, ELIZABETH J. LEECH, hereinafter called "GRANTORS", have bargained and sold, and by these presents does transfer and convey unto RICHARD BLAIR AND WIFE, DEBRA BLAIR, hereinafter called "GRANTEES", and their heirs, admininstrators, successors and assigns, a 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. 2 on the Revised Resubdivision of part of Lot No. 3 on the Plan of W. W. Dillon Company's Subdivision of Tony Sudekum's Farm, of record as Instrument No. 20010330-0030778, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to MICHAEL A. LEECH AND WIFE, ELIZABETH J. LEECH, by deed from ADEX CORPORATION, of record as Instrument No. 20030730-0107305, dated July 28, 2003, said Register's Office.

Davidson County DEEDWARR
Recvd: 10/04/07 11:49 3 pgs
Fees:18.00 Taxes:3256.00
20071004-0118434

Subject, however, to:

1. 2007 real estate taxes, which have been prorated at closing, and have been assumed by the Grantee.

2. Matters shown on the Plan of record as Instrument No. 20010330-0030778, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4102, page 361, said Register's Office.

4. Easement for Right of Way of Granny White or Middle Franklin Road lying within the boundaries of premises as set forth in Deed of record in Book 3674, page 231, said Register's Office.

5. Restrictive Covenants contained in instrument of record as Instrument No. 20020927-0117682, said Register's Office.

6. Restrictive Covenant for Detached Structure of record as Instrument No. 20030815-0117643, said Register's Office.

This is improved property located at 1152 Duncanwood Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, administrators, successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, administrators and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, administrators, successors and assigns, against the lawful claims of all persons, except as otherwise set forth herein. 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 our signatures this 25th of September, 2007.

By: _____
MICHAEL A. LEECH

By: _____
ELIZABETH J. LEECH

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of September, 2007, before me personally appeared to MICHAEL A. LEECH AND WIFE, ELIZABETH J. LEECH, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/ such person (or persons) executed the same as his/her/such person's free act and deed.

Witness my hand and seal at Nashville, Tennessee, the day and year set forth above.

CATHERINE M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 20, 2008

(affix notary seal)

Catherine M. Wood
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/20/08.

NOTICE TO ALL INTERESTED PARTIES:
The draftsman has relied solely on a letter of information (no. 07090035) issued by Old Republic National Title Insurance Company, to draft the legal description, the derivation clause, and to itemize the exceptions to title. The draftsman has made no independent inquiry or search of the record to verify these elements of this deed.