WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,000.00**

Affiant

Subscribed and sworn to before me, this 4 day of December, 2008

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/09/08 14:58 2 pgs
Fees:13.00 Taxes:610.50

20081209-0118915

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry W. Leonard	New Owners	173-09-O-A
(NAME)	(NAME)	(MAP)
8628 Gauphin Place		429.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Trung P. Kha and spouse, Nguyet M. Kha, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Larry W. Leonard and wife, Gay L. Leonard, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 368, on the Plan of Revision to Lots 367 through 383 and Open Space "A", Phase Six, Lenox Village, of record in Instrument No. 20050617-0069532, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Trung P. Kha and Nguyet M. Kha, husband and wife, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated September 28, 2005, of record in Instrument No. 20050929-0117257, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 8628 Gauphin Place, Nashville, Tennessee 37211

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 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/our hand(s) this 03 day of December, 2008.

Trung P. Kha

Nguyet M. Kha

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Trung P. Kha and Nguyet M. Kha with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Chandler, Arizona, on this the 3 day of December, 2008.

Notary Public

My Commission Expires: 3-30-2010

OFFICIAL SEAL
JODI SICKLES
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires March 30, 2010

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212