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First Title and Escrow Co., Inc.

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
471 Humphreys Street
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 02/24/09 15:08 2 pgs
Fees:13.00 Taxes:701.15
20090224-0016274

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert P. Leeman, unmarried** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Samuel Draper Smith** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 11 of Stanford Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 10018, page 140, as amended in Book 10058, page 623, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert P. Leeman, unmarried, by Warranty Deed from Reynaldo L. Yatco and wife, Virginia B. Yatco dated 10/07/05, and recorded 10/19/05 in Instrument No. 20051019-0126043, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 13th day of February, 2009.

Robert P. Leeman

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Robert P. Leeman, unmarried** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 2009.

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$189,500.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

My Commission Expires July 3, 2012

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY GRANT B. STOCKTON

Sworn to and subscribed before me this 13th day of February, 2009.

Notary Public

My Commission Expires:_____

Map and Parcel: 103-16-0-H-002.00CO

ADDRESS OF NEW OWNER /Send Tax Bills To
AND PERSON RESPONSIBLE FOR TAXES
Samuel Draper Smith
4040 Woodlawn Drive #11
Nashville, TN 37205

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 3, 2012