This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
501 Corporate Center Drive, Ste. 510
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 03/03/09 12:26 2 pgs
Fees:13.00 Taxes:922.41
20090303-0018729

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 **Karen K. Leeman, Trustee of Karen K. Leeman Trust** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Douglas Pierce and spouse, Barbara Pierce** (hereinafter referred to as "Grantees") 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. 246 on the Plan of Burton Hills-Village of Boxmere, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Book 6666, page 749, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit, together with the said appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Karen K. Leeman, Trustee of Karen K. Leeman Trust, by Warranty Deed from Allison R. W. Hatmaker, an unmarried woman dated 05/01/06, and recorded 05/25/06 in Instrument No. 20060525-0061842, 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 27th day of February, 2009.

Karen K. Leeman

Karen K. Leeman as sole beneficiary and Trustee of the Karen Leeman Revocable Living Trust

STATE OF Tennessee
COUNTY OF ~~Williamson~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Karen K. Leeman, as sole beneficiary and Trustee of the Karen K. Leeman Revocable Living Trust** 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 27th 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 **$249,300.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 27th day of February, 2009.

Notary Public

My Commission Expires:_____

Map and Parcel: 131-06-0-E-246.00CO

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Douglas Pierce and Barbara Pierce
246 Boxmere Place
Nashville, TN 37215

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012