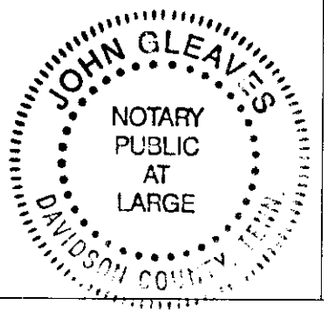
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $244,000.00.

Affiant

Subscribed and sworn to me on June 30, 2009.

NOTARY PUBLIC

My Commission Expires: 7-2470

BILL GARRETT, Davidson County
Trans:T20090045427 DEEDWARR
Recvd: 07/07/09 10:48 2 pgs
Fees:13.00 Taxes:902.80

20090707-0063249

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kathryn M. Leonard 7253 River Bend Road Nashville, TN 37221	New Owner	141-12-0C-081.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AMY E. VEHEC and MICHAEL J. VEHEC, wife and husband**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **KATHRYN M. LEONARD, a single person,** hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being all of Lot No. 81, River Bend, according to the plat thereof, recorded in Plat Book 6900, Pages 504 and 505, as amended in Book 7465, Page 833, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amy E. Vehec and Michael J. Vehec, wife and husband, from John M. Welch and Lisa A. Welch, husband and wife, by Warranty Deed dated April 25, 2005 and recorded in Instrument No. 20050429-0047881, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. Subject to Restrictive Covenants of record in Book 7112, Page 481; Book 7308, Pages 805 & 808; Book 7336, Page 15 and Book 7548, Page 893, Register's Office for Davidson County, Tennessee; and
4. Subject to By-Laws of record in Book 7347, Page 643, said Register's Office; and
5. Subject to the Charter of River Bend Homeowners Association of record in Book 7347, Page 636; Book 8179, Page 869 and Book 9359, Page 153, said Register's Office; and
6. Subject to matters shown on the plan of record in Book 6900, Pages 504 and 505 and amended in Book 7465, Page 833, said Register's Office; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7253 River Bend Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on June 30, 2009.

Amy E Vehec

Amy E. Vehec

Michael J Vehec by Amy E Vehec attorney in fact

Michael J. Vehec

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 30, 2009, before me personally appeared Amy E. Vehec, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 30, 2009.

JMCobb Rochford

NOTARY PUBLIC

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1/3/2011

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 30, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Amy E. Vehec, with whom I am personally acquainted, (or who proved to me his/ her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Michael J. Vehec for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Michael J. Vehec and is authorized by Michael J. Vehec to execute this instrument on his behalf.

JMCobb Rochford

NOTARY PUBLIC

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires: 1/3/2011

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