This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20090059714 DEEDWARR
Recvd: 09/01/09 08:58 3 pgs
Fees:18.00 Taxes:555.00
20090901-0081815

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Peggy K. Leonard,** hereinafter referred to as "Grantor(s)", has this day bargained and sold, and by these presents do hereby transfer and convey unto **Scott Wright and wife, Beverly Wright,** hereinafter "Grantee(s)", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson Court, Tennessee, being Unit No. 431 on the Plan of Four Seasons, a Condominium Development, together with the undivided percentage interest in the common elements appurtenances to said unit, as set forth in the Master Deed establishing Four Seasons Condominium, of record in Book 6841, page 349 and at Book 6847, page 122, Register's Office for said court, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to PEGGY K. LEONARD by deed from SHERI M. WORD, NOW BRODERICK of record in Instrument 200605170057539 on 05/10/2006 and filed for record on 05/17/2006, Register's Office for DAVIDSON County.

Map & Parcel: 131050B43100CO

This property is known as: **431 Summit Ridge Place, Nashville, TN 37215**

SUBJECT to Easements and other matters as recorded in Plat Book 5050, Page 30, 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).

SUBJECT to Master Deed and Bylaws as set forth in Book 6841, Page 349, Book 6847, Page 125, 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).

SUBJECT to Easement as shown of record in Book 5158, Page 852, Book 6869, Page 157, Book 6869, Page 162, Book 6870, Page 966, Book 7776, Page 899, Register's Office for DAVIDSON County.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR(S) do for Grantor(s) and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE(S) that Grantor(s) are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor(s) have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 28th day of August, 2009.

Peggy K. Leonard, Grantor

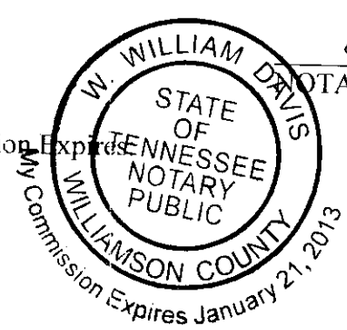
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy K. Leonard, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of August, 2009.

NOTARY PUBLIC

My Commission Expires:



Grantee(s) Name, Address:	Send Tax Statement To:
Scott and Beverly Wright	Scott & Beverly Wright
1720 South Daytona Dr.	1720 South Daytona Dr.
Flagler Beach, FL 32136	Flagler Beach, FL 32136

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 150,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28th day of August, 2009.



(Seal)

P Leonard
Affiant

P. Leonard
Type or Print Name

Notary Public

My commission expires:

_____

W Davis
Type or Print Name