THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090075090 DEEDWARR
Recvd: 11/03/09 15:32 1 pgs
Fees:13.00 Taxes:388.50
20091103-0101690

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gary Wade McEntyre 101 Pepper Ridge Circle Antioch, TN 37013	W R Starkey Mortgage, L.L.P. 5055 W. Park Blvd., suite 300 Plano, TX 75093	149-05-0A-101.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee(s), and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOHN W. LEEPER AND WIFE, FRANCES LEEPER, Trustees of the Leeper Living Trust U/A/D JULY 10, 1997, AND ANY AMENDMENTS THERETO, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto GARY WADE MCENTYRE, unmarried, hereinafter called the Grantee, his heirs and assigns, all of our right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Pepper Ridge Condominiums, Phase 1, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the Plat of Pepper Ridge Condominiums, Phase 1, recorded in Plat Book 6900, page 526, Register's Office for Davidson County, Tennessee, and described in Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7466, page 246, said Register's Office, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John W. Leeper and wife, Frances Leeper, Trustee, U/A/D July 10, 1997, and any amendments thereto, by QuitClaim Deed, of record in Book 10754, page 393, Register's Office for Davidson County, Tennessee, dated 12/29/1997, and recorded 01/12/1998. The stated intention of the above referenced conveyance was to place the property in the the Leeper Living Trust U/A/D JULY 10, 1997.

This is improved property known as **101 Pepper Ridge Circle, Antioch, Tennessee 37013** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 this **30th** day of **October**, **2009**:

John W. Leeper, Trustee of the Leeper Living Trust U/A/D JULY 10, 1997, AND ANY AMENDMENTS THERETO

Frances Leeper, Trustee of the Leeper Living Trust U/A/D JULY 10, 1997, AND ANY AMENDMENTS THERETO

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared **JOHN W. LEEPER AND WIFE, FRANCES LEEPER**, Trustees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustees of **the Leeper Living Trust, dated JULY 10, 1997,** and that such Trustees executed the foregoing instrument for the purpose therein contained. Witness my hand and official seal, this 30th day of October, 2009.

Notary Public

My Commission Expires: 12/29/2010

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $105,000.00.

Affiant

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2009.

Notary Public

My Commission Expires: 12/29/2010