Box 29

BILL GARRETT, Davidson County
Trans:T20090084530 DEEDWARR
Recvd: 12/15/09 14:18 2 pgs
Fees:13.00 Taxes:1313.50
20091215-0114287

STATE OF TENNESSEE 17373
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF December, 2009.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/22/2010

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Dominick J. Leonardo	F&M Bank
(Name)	(Name)
4599 Dry Fork Road	50 Franklin Street
(Street Address or Route Number)	(Street Address)
Whites Creek, TN 37189	Clarksville, TN 37040
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 03900027800

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Leslie Moore and wife Linda Moore HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dominick J. Leonardo and wife Ashli V. Leonardo HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land lying in the 2nd Civil District of Davidson County, Tennessee, being a portion of the Lynn E. Polk, etux Frances A. Polk Property recorded in Book 5370, page 670, Register's Office for Davidson County, Tennessee, as shown on a survey by MEC, Inc., dated 11/21/91 and being more particularly described as follows:

Beginning at a point in the easterly boundary line of said Polk property, between Polk and the Robert E. Graves property as recorded in Book 1726, page 608, RODC, TN, said point being an iron rod on the northerly margin of the access road to the said Polk property, said point also being the NE corner of the herein described tract; thence along the westerly line of said Robert E. Graves property, S 6 deg. 15 min. 48 sec. W, 507.78 feet to a new iron rod; thence along the northerly line of Louella B. Brown's property as recorded in Book 6069, page 552, RODC, TN, N 60 deg. 41 min. 56 sec. W, 74.20 feet to an 18-inch oak tree with old fence wire evident; thence N 72 deg. 01 min. 35 sec. W, 179.02 feet to a 12-inch beech tree with old fence wire evident; thence N 81 deg. 14 min. 04 sec. W, 142.00 feet to a 30-inch hickory tree with old fence wire evident; thence N 84 deg. 8 min. 29 sec. W, 85.82 feet to a 24-inch oak tree with old fence wire evident; thence N 82 deg. 47 min. 42 sec. W, 234.55 feet; thence with a new line across the aforementioned Polk property, N 07 deg. 12 min. 18 sec. E, 703.56 feet; thence S 84 deg. 06 min. 31 sec. 192.44 feet to a new iron rod; thence S 55 deg. 17 min. 52 sec. E, 570.64 feet to the point of beginning.

Including a Joint Use Easement for Ingress/Egress dated December 2, 2007, and recorded in Instrument No. 20071210-0142413, said Register's Office.

BEING the same property conveyed to Leslie Moore and wife, Linda Moore by Warranty Deed from Sandra L. Brunner and Rozella L. Chicosky, dated November 7, 1996, and recorded in Book 10258, page 991, said Register's Office.

This is improved property known as 4599 Dry Creek Road, Whites Creek, TN 37189.

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, their heirs and assigns, forever; and we do covenant with the 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

herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs 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 his/her/their hand(s) this 11th day of December, 2009.

Seller

Leslie Moore

Linda Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslie Moore and Linda Moore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 11th day of December, 2009.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010