THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***269,900.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20100014973 DEEDWARR
Recvd: 03/15/10 08:48 2 pgs
Fees:13.00 Taxes:998.63
20100315-0019234

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 12th day of March, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Laura N. Leeb 1618 Holly Street Nashville, Tennessee 37206	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, Texas 78288	MAP 083-14-0 PARCEL 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($***269,900.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Charlton Lee Rowland, unmarried, and Timothy Mark Springfield, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Laura N. Leeb, unmarried, and Karen McKie Leeb, unmarried, as joint tenants with right of survivorship, (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:

BEING Lot No. 26 on the Plan of The Lindsley Subdivision of the Chadwell Tract of record in Book 2, page 4, Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Charlton Lee Rowland and Timothy Mark Springfield, as joint tenants with rights of survivorship, by Warranty Deed dated September 25, 2003, from Dorothy E. Thornton, unmarried, of record as Instrument No. 20031007-0147839 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1618 Holly Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of The Lindsley Subdivision of the Chadwell Tract of record in Book 2, page 24, Chancery Court for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 17th day of March, 2010.

Charlton Lee Rowland

Timothy Mark Springfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlton Lee Rowland and Timothy Mark Springfield, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY