RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans: T20100015842 DEEDWARR
Recvd: 03/18/10 10:39 3 pgs
Fees: 18.00 Taxes: 471.75

20100318-0020321

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Thomas J. Fitzpatrick, et ux 630 Sulphus Rock Rd Charlotte, TN 37036		Map 117-15A Parcel 148 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE ESTATE OF ELLOUISE W. LEONARD, DECEASED, by and through the Executor, E. Cameron Leonard, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto THOMAS J. FITZPATRICK and wife, MARY E. FITZPATRICK, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Condominium Apartment in Davidson County, Tennessee, being Parcel No. 148, being Unit No. N-4 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.
>
> BEING the same property conveyed to George K. Leonard, Jr. and wife, Ellouise W. Leonard, by deed from Ervin M. Entrekin, Trustee, of record in Book 5334, page 135, said Register's Office. And, the said George K. Leonard, Jr., died at which time the property became vested in his surviving spouse, Ellouise W. Leonard. The said Ellouise W. Leonard died, testate, on September 19, 2009, at which time the property became vested in the Estate of Ellouise W. Leonard, deceased, Docket No. P5536, Chancery Court for Williamson County, Tennessee.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The mailing address for the said property is 1900 Richard Jones Road, N-4, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And, the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2010, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. The premises herein insured is a condominium apartment established pursuant to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is

subject to the By-Laws for the administration there; also subject to easements, right and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Green Hills Terrace of record in Book 5304, Page 702, and amended in Book 7841, page 557 and Book 9830, page 181, said Register's Office.

3. All matters of record in Plat Book 5200, page 64, said Register's Office.

4. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and By-Laws for Green Hills Terrace of record in Book 5304, page 702, said Register's Office.

And, the GRANTOR does further covenant and bind itself, its representatives, successors or assigns 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

THE ESTATE OF ELLOUISE W. LEONARD, deceased

By: E Cameron Leonard Executor
E. CAMERON LEONARD, EXECUTOR

STATE OF Hawaii)
COUNTY OF Hawaii)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. CAMERON LEONARD, Executor of the Estate of Ellouise W. Leonard, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 1 day of March, 2010.

Vivian Tobias
NOTARY PUBLIC Vivian Tobias

My Commission Expires: 11-19-12
(SEAL)

VIVIAN TOBIAS NOTARY PUBLIC Commission No. 92-785 STATE OF HAWAII

* Notary Certificate on next page.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $127,500.00.

Jenny Averhoff
XXXXXXXXXXXXXXXX, Affiant
Jenny Averhoff

Sworn to and subscribed before me, this the 15th day of March, 2010.

Melanie Hickey
NOTARY PUBLIC

Commission Expires 5-2-11

MELANIE HICKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY CERTIFICATE

Doc. Date: undated

Pages: 3 (incl. this)

Notary Name: Vivian Tobias

Third Circuit

Doc. Description: Warranty Deed - Leonard

(STAMP/SEAL)

VIVIAN TOBIAS
NOTARY PUBLIC
Commission No. 92-785
STATE OF HAWAII

Vivian Tobias 3/1/10

Notary Signature Date