RETURN TO

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



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $94,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF March, 2010.

NOTARY PUBLIC

My Commission expires: 11-21-10

THIS INSTRUMENT PREPARED BY
GREENVUE TITLE & ESCROW, LLC 2207 CRESTMOOR ROAD, SUITE 101, NASHVILLE, TN 37215

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ann Hearn	PrimeLending, A Plains Capital Company	117150A06500CO
(NAME)	(NAME)	
1900Richard Jones Rd, Unit B-109	18111 Preston Rd., Ste 900	
Nashville, TN 37215	Dallas, TX 75252	
(STATE) (ZIP) (CITY)	(STATE) (ZIP) (CITY)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Estate of Ellouise W. Leonard,** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto Ann M. Hearn, a single woman hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, located in Davidson, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Parcel No. 65, Unit No. B-109, in a Horizontal Property Regime as shown on the map entitled Green Hills Terrace, of record in Book 5200, Page 64, Register's Office for Davidson, Tennessee, to which plan reference if hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charlotte C. Leonard, a widow, by Deed from Ervin M. Entrekin, Trustee, of record in Book 5318, Page 297, dated July 25, 1978, said Register's Office. Charlotte C. Leonard died intestate on March 2, 1988. Said property vested in George Kinney Leonard, Jr., as the only heir-at-law of Charlotte C. Leonard. George Kinney Leonard, Jr, has since died., A one-third undivided interes in said property vested in his wife, Ellouise W. Leonard and a one-sixth undivided interest each vested in George K. Leonard, III, Thomas W. Leonard, James C. Leonard, and Ernest C. Leonard, as the only heirs-at-law of George Kinney Leonard. Jr. Ellouise W. Leonard died testate. She devised her one-third undivided interest in said property to the Successor Trustee of the Ellouise Leonard Trust dated September 15, 1996, as amended by first amendment dated June 26, 2003, by will of record in Will Book 82, Page 928, Probate Court for Williamson County, Tennessee..

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Taxes for the year 2010 and subsequent years, a lien not yet due and payable

This is improved property known as **1900 Richard Jones Road, Unit B-109, 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 GRANTEE, forever. We covenant 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.

BILL GARRETT, Davidson County
Trans:T20100021833 DEEDWARR
Recvd: 04/13/10 11:07 2 pgs
Fees:13.00 Taxes:349.65



20100413-0027834

Witness my hand this 30th day of March, 2010.

The Estate of Ellouise W. Leonard, deceased

By: E. Cameron Leonard, Executor

STATE OF Washington }
County of King }

Personally appeared before me, the undersigned authority, a Notary Public 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of March, 2010

My Commission expires:
8/28/12

Notary Public

Notary Public
State of Washington
RODOLFO CASTILLO
MY COMMISSION EXPIRES
August 28, 2012