03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $38,000.00

Affiant

Subscribed and sworn to before me this 8th day of June, 2010.

Notary Public
My Commission expires: 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

03-1006-36563

Address of New Owner:	Send Tax Bills to:	Tax-Information
King Properties and Investments, LLC 131 Grove Lane Franklin, TN 37064	New Owner	42-08-0-084

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leonard Custom Homes, Inc.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **King Properties and Investments, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 60-A on the Plan of Zone Lot Division of Lot Nos. 1 through 10, 15 through 24 and 51 through 60, Heritage Place, of record in Book 5200, Page 628, amended in Book 6250, Page 632, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leonard Custom Homes, Inc. by deed from Federal Home Loan Mortgage Corporation dated May 20, 2010, recorded June 2, 2010, of record in Instrument No. 20100602-0042312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 222 Nesbitt Lane, Madison, TN 37115

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 my hand this 7 day of June, 2010.

Leonard Custom Homes, Inc.

By: _____
John P. Leonard, President

BILL GARRETT, Davidson County
Trans: T20100035534 DEEDWARR
Recvd: 06/11/10 08:54 2 pgs
Fees: 13.00 Taxes: 144.30

20100611-0045366

State Of Texas
County Of Collin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John P. Leonard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Leonard Custom Homes, Inc., the within named bargainor, and that he is authorized by Leonard Custom Homes, Inc. to execute this instrument on its behalf.

Witness my hand in Plano, TX, this 7th day of June, 2010.

Notary Public

My Commission expires
April 09, 2012

ERIC GREGG OHMANN
Notary Public, State of Texas
My Commission Expires
April 09, 2012