BOX 10-A

BILL GARRETT, Davidson County
Trans:T20100056223 DEEDQC
Recvd: 09/08/10 09:46 2 pgs
Fees:12.00 Taxes:0.00
20100908-0071350

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
John A. Leonard 837 Stirrup Drive Nashville, TN 37221	Franklin American Mortgage Co. 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	Map 142-3 Parcel 62

I, **JOHN M. LEONARD**, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **JOHN A. LEONARD AND WIFE, EMILY H. LEONARD**, in and to the following tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 332 on the Plan of Walnut Hill Manor, Section 1, of record in Plat Book 4460, page 108, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for am ore complete description thereof.
>
> Being the same property conveyed to John A. Leonard and wife, Emily H. Leonard and John M. Leonard, a married man, as joint tenants with the right of survivorship, not as tenants in common, by deed dated October 22, 2004 from Bernard William Noelting and Sandra Mak, both unmarried, of record in Instrument #20041025-0128178, said Register's Office

This is improved property known as 837 Stirrup Drive, Nashville, Tennessee 37221

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of August, 2010.

John M. Leonard

JOHN M. LEONARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, John M. Leonard the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 25th day of August, 2010.



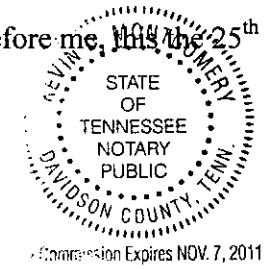
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

John M Leonard
Affiant

Subscribed and sworn to before me, this the 25th day of August, 2010.



Notary Public

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