AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$619,500.00**

Affiant

Subscribed and sworn to before me, this 15th day of September, 2010

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100058664 DEEDWARR
Recvd: 09/17/10 11:31 2 pgs
Fees:13.00 Taxes:2292.15
20100917-0074161

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Williams	Tennessee Bank & Trust	116-16-O
(NAME)	(NAME)	(MAP)
4309 Glen Eden Drive	330 Mayfield Drive, Ste. C-6	067.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Thomas J. Leonard and spouse Marilyn J. Leonard, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Brian Williams and spouse Amy Sparks Williams, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING part of Lot No. 7 and part of Lot No. 8, on the Plat of a Resubdivision of a part of Royal Oaks Subdivision, of record in Plat Book 547, page 167, Register's Office for Davidson County, TN, and described as follows:

Said Lot No. 7 and part of Lot No. 8 front together 110.5 feet on the southerly margin of Glen Eden Drive, and extend back between parallel lines, 176.4 feet to a dead line in the rear.

Being the same property conveyed to Thomas J. Leonard and wife, Marilyn J. Leonard, by deed dated September 15, 2006, from Claiborne Russell Belvins, of record in Instrument No. 20060920-0116266, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4309 Glen Eden Drive, Nashville, Tennessee 37205

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 we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our 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. 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/our hand(s) this 15th day of September, 2010.

Thomas J. Leonard by Gail Greil as Attorney-in-Fact

Marilyn J. Leonard by Gail Greil as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Gail Greil with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Thomas J. Leonard and Marilyn J. Leonard, the within named bargainors, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Thomas J. Leonard and Marilyn J. Leonard.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of September, 2010.

My Commission Expires: 9/3/2012

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN