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

Rachelle Caudell
Affiant

Subscribed and sworn to before me this 4th day of February, 2011.

Diane K. Mann
Notary Public
My commission expires: 02/11/13

BILL GARRETT, Davidson County
Trans:T20110011065 DEEDWARR
Recvd: 02/23/11 12:39 2 pgs
Fees:13.00 Taxes:140.60
20110223-0014829

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

03-1102-36928

Address of New Owner:	Send Tax Bills to:	Tax-Information
Lana Lemay, Trustee 3505 Rainwood Dr. Nashville, TN 37207	New Owner	05-0-10-0-C 335.00

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 **Lana Lemay, Trustee of the 3505 Rainwood Dr. Trust**, 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. 65 on the Plan of Chesapeake Homes, Section Six, Phase 1, of record in Instrument No. 20011026-0117230, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bazo Felder by deed from Misti Feliece Bragg, dated January 11, 2008, recorded January 18, 2008 in Instrument No. 20080118-005911, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Federal National Home Loan Corporation by Trustee's Deed from Shellie Wallace Successor Trustee, dated May 5, 2010, recorded May 17, 2010 in Instrument No. 20100517-0037503, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Leonard Custom Homes, Inc. by deed from Federal Home Loan Mortgage Corporation ("Freddie Mac" organized and existing under the laws of the United States of America, Grantor(s) being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), by virtue of the authority granted in a power of attorney filed for record in Instrument No. 20050907-0107449, Register's Office for Davidson County, Tennessee, dated January 18, 2011, recorded January 31, 2011 in Instrument No. 20110131-0008423, 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 3505 Rainwood Drive, Nashville, TN 37207

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

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 4 day of February, 2011.

Leonard Custom Homes, Inc.

By: _____
John P. Leonard
its President

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 4th day of February, 2011.

_____
Notary Public

My Commission expires: 4-1-2013

SAFIEH ARMAND
Notary Public
STATE OF TEXAS
My Comm. Exp April 01, 2013