WARRANTY DEED BILL GARRETT, Davidson County Trans:T20110019331 DEEDWARR Recvd: 04/04/11 08:56 2 pgs Fees:13.00 Taxes:144.30 20110404-0025459	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is $39,000.00 Affiant Subscribed and Sworn to before me, this 31st day of March, 2011. Notary Public My commission expires: 1/7/13 SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Ali Norbash 1101 Downs Blvd Unit E103 Franklin TN 37064	SAME	147030B07000CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dennis DeLeonard and wife, Lesley DeLeonard,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Ali Norbash**, hereinafter called the Grantee(s), their heirs 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 Unit No. D-25 of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Dennis DeLeonard and wife, Lesley DeLeonard by deed from Cheryl Lynn Dunn Borchert of record in Instrument No. 20041207-0145925, Register's Office for Davidson County, Tennessee.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Subject to covenants, conditions, restrictions and bylaws as contained in the Master Deed for Southern Hills condominiums as of record in Book 6594, page 502, and Book 6594, page 547, Register's Office for Davidson County, Tennessee.

Subject to Charter of Southern Hills of record in 6576, page 69, Register's Office for Davidson, TN.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 6695, page 22 and utility easement of record in Book 4435, page 29, and to all matters shown on the plan of record in Instrument Number 200008210082124, said Register's Office.

This is ( ) improved ( ) unimproved property known as 370 Wallace Road #D25, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 31st day of March, 2011.

Dennis DeLeonard by Michael V. Adams attorney in fact

Dennis DeLeonard

Lesley DeLeonard by Michael V. Adams attorney in fact

Lesley DeLeonard

Both by Michael V. Adams by Power of Attorney of record in Instrument No. 20110404002545 8 Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On March 31, 2011 , before me personally appeared Michael V. Adams to me known to be the person who executed the foregoing instrument in behalf of Dennis DeLeonard and Lesley DeLeonard and acknowledged that he executed same as the free act and deed of said Dennis DeLeonard and Lesley DeLeonard for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2011.

My Commission Expires:

1/7/13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC