THIS DOCUMENT PREPARED BY **STEPHANIE J. EDWARDS** Howard & Mobley, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
John M. Leap and Barbara D. Leap, Trustees 606 Lynwood Boulevard Nashville, TN 37205	SAME	Map No. 19-130.03-0 Parcel No. 096.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John M. Leap and Barbara D. Leap, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John M. Leap and Barbara D. Leap, Trustees of John M. Leap and Barbara D. Leap 2011 Tennessee Property Revocable Trust dated August 31, 2011**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

BILL GARRETT, Davidson County
Trans:T20110054133 DEEDWARR
Recvd: 09/01/11 10:29 3 pgs
Fees:17.00 Taxes:0.00
20110901-0067796

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantors covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 31 day of August, 2011.

John M. Leap

Barbara D. Leap

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Leap and Barbara D. Leap, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of August, 2011.

My Commission Expires: May 6, 2013

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No 201 and port of 7th Street, (now closed), on the Plan of Part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at an iron pin on the easterly margin of Lynnwood Boulevard, at the southwest corner of the property conveyed to Jack R. Ames and wife, by deed from Royal Oaks Land Company, as of record in Book 1472, page 93, said Register's Office; thence with Ames' southerly line, eastwardly 311.5 feet to the westerly margin of Brighton Avenue, now closed; thence with the westerly margin of said Avenue, now closed, crossing 7th Street, now closed, 170.9 feet to the southerly margin of 7th Street, now closed, as shown on the said Plan; thence with the same, westwardly to the easterly margin of Lynnwood Boulevard; thence with said Boulevard northwardly 186.85 feet, more or less, to die beginning.

Being the same property conveyed to John M. and wife Barbara Duff Leap by Deed dated October 20, 2006 from William Saunders and wife, Abbie Saunders of record in Instrument No. 20061025-0132389, Register's Office for Davidson County, Tennessee.

This is improved property known as 606 Lynnwood Boulevard, Nashville, TN 37205.