39-B

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20120018018 DEEDWARR
Recvd: 03/12/12 12:34 3 pgs
Fees:18.00 Taxes:1184.00
20120312-0021270

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$290,000.00~~ 320,000.00 KB

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2012.

NOTARY PUBLIC

My commission expires: 5/2014

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY TENN

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Emmie Young and<br>David Brown<br>1915 Boscobel Street<br>Nashville, TN 37206 | F + M Bank<br>10 Cadillac Dr. Ste 100<br>Brentwood, TN 37027 | 08314027300 |

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Thousand and 00/100 Dollars ($290,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **KIRK R. LEIPZIG, AS TRUSTEE OF THE 1915 BOSCOBEL LIVING TRUST**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **EMMIE YOUNG, A SINGLE WOMAN AND DAVID BROWN, A SINGLE MAN, as joint tenants with rights of survivorship** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except

The undersigned further covenants and binds itself, its successors and/or assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 9th day of March, 2012.

Kirk R. Leipzig, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9th day of March, 2012, before me, appeared Kirk R. Leipzig, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Trustee of The 1915 Boscobel Living Trust, and that said instrument was signed in behalf of The 1915 Boscobel Living Trust, and said officer acknowledged said instrument to be the free act of deed of The 1915 Boscobel Living Trust.

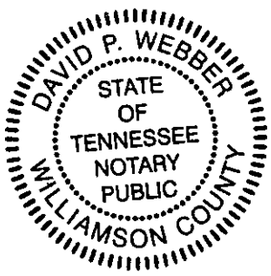
WITNESS my hand and seal, this the 9th day of March, 2012.

Notary Public

David P. Webber

Printed Notary Name

My commission expires: 9/29/14



# EXHIBIT A

A certain tract or parcel located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 375 in the Edgefield Land Company's Third Subdivision, a plan of which is of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 375 fronts 50 feet on the northerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines with the westerly margin of 20th Street to 150 feet to an alley.

Subject to any and all restrictions, conditions, easements, setback lines, plat of record, and encumbrances of record in the Register's Office for said County, including: taxes and assessments for the year 2011, a lien due and payable; restrictions as set out on recorded plat of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee; and coal, oil, gas and mineral and mining rights which are not owned by Grantor.

Being the same property conveyed to Kirk R. Leipzig, as Trustee of The 1915 Boscobel Living Trust, dated December 28, 2010, by Quitclaim Deed from Kirk R. Leipzig, dated 1/25/2011, recorded 2/4/2011, of record in Instrument # 20110204-0010170, in the Register's Office for Davidson County, Tennessee.

AND Being the same property conveyed to Kirk R. Leipzig, an unmarried man, by Warranty Deed from BancorpSouth Bank, A Mississippi Corporation, dated 12/27/2010, recorded 1/104/2011, of record in Instrument # 20110118-0004656, in the Register's Office for Davidson County, Tennessee.

AND Being the same property conveyed to BancorpSouth Bank, A Mississippi Corporation, by Trustee's Deed from Jerry P. Spore, dated 6/9/2008, recorded 6/20/2008, of record in Instrument # 20080620-0063627, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1915 Boscobel Street, Nashville, TN 37206.