This prepared by: Luke E. Harvey
Steltemeier, Westbrook and Harvey
2700 Franklin Rd.
Nashville, Tennessee

BOOK 4051 PAGE 729

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Leonard (NAME:)	Guaranty Mortgage Company (NAME:)	3D-35325
2143 Sanborn Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 95-14
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 48

For and in Consideration of the sum of ----------Ten and 00/100---------

----------($10.00)----------DOLLARS

cash in hadn paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and the assumption of a present indebtedness secured by a deed of trust of record in Book _____, page _____ Re;ister's Office for Davidson County, Tennessee.

We, ALMON S. PEPPERS and wife, HELEN E. PEPPERS

_____ have bargained and sold, and by these presents do transfer and convey unto the said John E. Leonard & wife, Lela Mai Leonard

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, Tennesse, being Lot No. 88 on the Plan of Elm Hill Acres, Section No. 1, of record in Book 2331, page 67, Register's Office for said County, Described as follows:

BEGINNING at a point in the southerly margin of Crystal Drive at the common corner of Lots No. 87 and 88; thence with the margin of aaid Drive, easterly 130 feet to a point at the beginning of a curve; thence around said curve, southeasterly 31.42 feet to a point in the westerly margin of Sanborn Drive; thence with the margin of the same, southerly 205 feet to a point, the northeast corner of Lot No. 45; thence with the line between Lots No. 88 and 45, westerly 150 feet to a corner of Lot 87; thence with the line between Lots No. 87 and 88, northwardly 225 feet to the point of beginning.

Being the same property conveyed to Almon S. Peppers and wife, Helen E. Peppers by deed from Thomas A. Ralston and wife, Mary C. Ralston, of record in Book 3859, page 577, said Register's Office.

This is (unimproved) (improved (X)) property, known as 2143 Sanborn Drive (House Number) (Street) Nashville, Tennessee (P. O. Address: (City or Town) (Postal Zone))

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John E. Leonard and wife, Lela Mai Leonard their heirs and assigns, forever.

And we do covenant with the said John E. Leonard and wife, Lela Mai Leonard 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, except as above noted.

And We, ALMON S. PEPPERS and wife, HELEN E. PEPPERS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John E. Leonard and wife, Helen E. Leonard their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 24 day of Aug, 1966

X Almon S. Peppers

X Helen E. Peppers

DOCUMENTARY TAX PAID

STATE OF TENNESSEE
Davidson County

BOOK 4051 PAGE 730

Personally appeared before me, Alfred H. Gaston, a Notary Public in and for said County and State, the within named Almon S. Peppers and Helen E. Peppers

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24 day of August 1966

Commission expires 30 April 1968

Alfred H. Gaston
Notary Public

ALFRED H. GASTON NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES APR. 30, 1968

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Almon S. Peppers, et ux

TO
John E. Leonard, et ux

41636

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 30 11 06 AM '66
NOTED: BOOK 114 PAGE 750
RECORDING FEE $ 2.00
DEP. REG.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 19.80
PROBATE 50
TOTAL $ 20.30

AUG 30 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 30 1966