WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,587.04

G. Wayne Leeper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 77.

Notary Public

MY COMMISSION EXPIRES: March 17 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PKY., GOODLETTSVILLE, TENNESSEE 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY WAYNE LEEPER, et ux (NAME)	ALLSTATE ENTERPRISES MTG. CORP (NAME)	
3211 Dinah Ct (STREET ADDRESS OR ROUTE NUMBER)	627 S. MANCHESTER AVENUE (STREET ADDRESS)	95-11
Nashville TN 37214 (CITY) (STATE) (P. O. ZIP)	ANAHEIM, CALIFORNIA 92803 (CITY) (STATE) (ZIP)	120 pw

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DOUGLAS R. BERRY and KENNETH H. SADLER, Tenants in Common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY WAYNE LEEPER and wife, ILLONA G. LEEPER

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 60 on the Map of Cloverdale Subdivision, of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 67 feet on the southwesterly side of Springview Drive and runs back 207 feet on the northwesterly line and 236 feet on the southeasterly line to a dead line in the rear on which it measures 133.5 feet.

Being the same property conveyed to Douglas R. Berry and Kenneth H. Sadler, Tenants in Common by deed from Donald E. Fritts, a single person of record in Book 5115 page 500, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 426 Springview Drive, Nashville, Tenn. 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hand s this 23 day of June, 19 77

Douglas R. Berry
DOUGLAS R. BERRY

Kenneth H. Sadler
KENNETH H. SADLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas R. Berry and Kenneth H. Sadler

the bargainors, 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 Goodlettsville, Tennessee this 23rd day of June, 1977

Commission Expires December 17, 1979 — Paula Shirley, Notary Public

PAULA SHIRLEY NOTARY PUBLIC LARGO STATE OF TENN.

STATE OF
_____ 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 {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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

E 12787

T
IDENTIF. REFERENCE

JUL 6 9 29 AM '77

FELIX [illegible], REGISTER
DAVIDSON COUNTY, TENN.

JUL-6-77	CONV	38,587.0[illegible]		
JUL-6-77	S'TAX		B* 100.36	
JUL-6-77	PR'FEE		B* .50	
JUL-6-77	W'DEED		B* 4.00	* 104.86

H.

WARRANTY DEED

FROM

DOUGLAS R. BERRY and KENNET

SADLER, Tenants in Common

TO

GARY WAYNE LEEPER, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York