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79-5-48 FILE BOX "4"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,100.00

Charles R Leeper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 1979

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 908 FIDELITY FEDERAL BLDG., NASHVILLE, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES R. LEEPER (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	43-6-168
501 FEDDERS DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 964 (STREET ADDRESS)	11D-61020
MADISON, TN. 37115 (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA 23451 (CITY) (STATE) (ZIP)	

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, JOHN L. MATTHEWS, JR., and wife, LILLIAN JEAN MATTHEWS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES R. LEEPER and wife, DEBORAH 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 24 on the Plan of Madison Park, Section 3, of record in Book 3500, Page 104, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the northerly margin of Fedders Drive, said point being the common corner of Lots 24 and 25; thence with the line between said two lots northwardly 98.54 feet to a point; thence westwardly 102.45 feet to the easterly margin of Becklea Drive; thence with the easterly margin of said Becklea Drive, southwardly 76 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the left 39.27 feet to the northerly margin of Fedders Drive; thence with the northerly margin of said Fedders Drive, eastwardly 83.58 feet to the point of beginning.

Being the same property conveyed to John L. Matthews, Jr., and wife, Lillian Jean Matthews by deed from Harry G. Hemmerly, Donald L. Morris, William D. Stiltz and LeRoy Norton, Jr., d/b/a HMNS, of record in Book 4377, Page 359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3794, Page 933, Book 4075, Page 695, Book 3919, Page 345, Book 4072, Page 72[illegible] and Book 4091, Page 456, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 501 (House Number) FEDDERS DRIVE (Street) MADISON, TN. (P. O. Address) 37115 (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 23rd day of May, 19 79

John L. Matthews, Jr.
JOHN L. MATTHEWS, JR.,

Lillian Jean Matthews
LILLIAN JEAN MATTHEWS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN L. MATTHEWS, JR., and wife, LILLIAN JEAN MATTHEWS

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 Nashville, Tennessee, this 23rd day of May 19 79

Commission expires ~~6/7/80~~ 6-7-79

Notary Public

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 (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 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

JOHN L. MATTHEWS, JR., ET UX

TO

CHARLES R. LEEPER ET UX

F. 3.1.7.8.1:

IDENTIF. REFERENCE

MAY 30 2 22 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			54100.00- CO	
			140.66 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	145.16-
5924	A	05/30/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3. 1. 7. 8 1.

IDENTIF. REFERENCE

MAY 30 2 22 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 686960