BOOK 5826 PAGE 110 FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$57,500 Gary W. Leeper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 81

Janice R. Hoot
Notary Public

MY COMMISSION EXPIRES: 4/21/85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G.Wayne & Illona G. Leeper (NAME)	First Family Mortgage Corp. of Fla. (NAME)	Map 95-12
3217 Dinah Court (STREET ADDRESS OR ROUTE NUMBER)	Caller # 1492 1035 Havens Court (STREET ADDRESS)	Par. 4
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Downers Grove, Ill. 60515 (CITY) (STATE) (ZIP)	3DZ-11885

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, James M. Tygret

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:

BEING Lot No. 1 on the Plan of Milford Smith Subdivision of record in Plat Book 5190, page 269, said Register's Office, to which plan reference is made for a more particular description.

BEING the same property conveyed to James M. Tygret by deed from Haley Hudson of record in Book 5456, page 372, Register's Office for Davidson County, Tennessee

FOR and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated May 10, 1979 and filed for record June 27, 1979, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5456, page 375, and note of even date thereby secured, in the original principal amount of $45,500.00 payable to Mid-South Mortgage which the grantees herein assume and agree to pay as part payment of the purchase price.

The Grantees further hereby assume the obligations of James M. Tygret under the terms of the instruments creating the loan to indenmify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to such Restrictive Covenants,easements and setback lines of record in said Register's Office.

Mary G. Tygret joins in the execution of this instrument to convey whatever marital rights she may have.

This is unimproved ( ) improved (XX) property, known as 285 & 287 McGavock Pike Nashville, Tn. 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 seised 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 1st day of Dec, 1981

James M. Tygret
James M. Tygret

Mary G. Tygret
Mary G. Tygret

STATE OF TENNESSEE
Davidson County

BOOK 5826 PAGE 111

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Tygret and Mary G. Tygret

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 1st day of December 1981

Commission expires 4/21/85

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

G.70419

WARRANTY DEED

FROM
James M. Tygret

TO
Gary Wayne Leeper and wife,
Illona G. Leeper

IDENTIF. REFERENCE

DEC 2 10 30 AM '81
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5826 PAGE 112

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57500.00-	CO
			149.50	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK - 156.00-	
0928A	12/02/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G70419

IDENTIF. REFERENCE

DEC 2 10 30 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 855932