This instrument prepared by
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 5896 PAGE 869

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. Paulus Leeper, Jr. and Jennifer Leeper	Metropolitan Federal Savings & Loan Assn. (NAME)	115-10 Par.70
6445 Brownlee Drive	230 4th Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ----------($10.00) ---------- Dollars,

cash in hand paid by H. Paulus Leeper, Jr. and wife, Jennifer Leeper, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said H. Paulus Leeper, Jr. and wife, Jennifer Leeper, have assumed and agree to pay the unpaid balance of an original indebtedness of $34,400.00 secured by deed of trust of record in Book 4605, page 358, Register's Office for Davidson County, Tennessee,

We, Frederick Allen Wilson and wife, Lynne C. Wilson,

have this day bargained and sold, and do hereby transfer and convey unto the said H. Paulus Leeper, Jr. and wife, Jennifer Leeper, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 99 on the Plan of West Meade Estates, Section 1, as of record in Book 2663, page 110, Register's Office for said County.

Said Lot No. 99 fronts 174.1 feet on the southeasterly side of Brownlee Drive and runs back between lines 199 feet on the southwesterly side and 309.8 feet on the northeasterly side to a dead line in the rear on which it measures 206.3 feet.

The above described property was conveyed to Frederick Allen Wilson and wife, Lynne C. Wilson, by deed from Robert L. Bibb, Jr. and wife, Anita S. Bibb, of record in Book 4605, page 356, Register's Office for said County.

This conveyance is made subject to a 10-foot easement for public utilities along the rear and southwesterly lines of premises, overhang easement at the north corner of premises, 95 foot building setback line from Brownlee Drive, and conditions of owners certificate as shown on plan of record in Book 2663, page 110, and amendment in book 3134, page 182, Register's Office for said County; and also to restrictive covenants of record in book 2864, page 348, as amended in book 4503, page 111, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,500.00

Subscribed and sworn to before me, this the 8th day of June 19 82

Affiant H. Paulus Leeper, Jr.

My commission expires: 4/5/84 (Affix Seal)

Notary Public Mary E. Mazy

unimproved ( )
This is improved (X) property, known as 6445 Brownlee Drive, Nashville, TN 37205 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as above set out, and taxes for 1982 which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 3th day of June, 19 82, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Frederick Allen Wilson

Lynne C. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Mary Emmy *, a Notary Public in and for said County and State,* Frederick Allen Wilson and wife, Lynne C. Wilson

the within named 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* 8th *day of* June *, 19* 82

Mary Emmy *Notary Public*

Commission expires 4/8/84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

240673

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

FROM

Frederick Allen Wilson and wife, Lynne C. Wilson TO

H. Paulus Leeper, Jr. and Jennifer Leeper

G 9 5 0 5 9

IDENTIF. REFERENCE

JUN 10 3 12 PM '82

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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
			94500.00-	CO
			245.70	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	252.20-
			1897A06/10/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6950 59

IDENTIF. REFERENCE

JUN 10 3 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 885676