Send Tax Statements To:
Heritage Federal Savings & Loan
123 Fifth Avenue, North
Franklin, TN 37064

Prepared By:
Young & Woodard
408 Main Street
Franklin, TN 37064

Map Parcel
117-6A #5
7DA-21934

BOOK 6580 PAGE 820

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty-Two Thousand-Five Hundred ($152,500.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt and sufficiency of which is hereby acknowledged, I, BEVERLY A. FEAGIN, have bargained and sold, and by these presents do hereby transfer and convey, unto DAVID E. LEPPERT, the Grantee, his heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. 4-A, as shown on the Condominium Plat of Lot No. 4, revision No. 2, Section No. 2, Wellesley Trace, of record in Book 5210, page 111, Register's Office of Davidson County, Tennessee, to which plat reference is here made, together with appurtenant interest belonging thereto, as shown on said Plat and set out in Master Deed and By-Laws of Wellesley Trace Homeowner's Association, of record in Book 5054, page 633, and 649, said Register's Office, and as made applicable by amendment to said Master Deed and By-Laws of record in Book 5257, page 480, said Register's Office, and Book 5383, page 90, said Register's Office.

Being the same property conveyed to Beverly A. Feagin, unmarried, by Deed of James B. Bocock and wife, Ann J. Bocock, as of record in Book 6087, page 379, Register's Office of Davidson County, Tennessee.

The address of this property is 2908 Wellesley Trace, #4-A, Nashville, Tennessee 37215

J 1 2 6 6 3

IDENTIF. REFERENCE

JUN 13 9 25 AM '85

REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And I do covenant with the said Grantee, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as follows:

1) Subject to 1985 taxes which have been prorated and will be paid by the Grantee when due.

2) Subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in §64-2701, et. seq., as amended of the Tennessee Code Annotated, and subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, reservations, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime, known as Wellesley Trace Homeowner's Association of record in Book 5054, page 633, and is further subject to the By-Laws of Wellesley Trace Homeowners Association appended to said Master Deed and recorded in Book 5054, page 649, said Register's Office, all as further made applicable by an instrument styled "Incremental Development Amendment to Master Deed for Wellesley Trace Homeowners Association", of record in Book 5257, page 480, said Register's Office and Book 5383, page 90, said Register's Office, also subject to the easements and conditions of the owner's certificate shown on the Plan of record in Book 5210, page 111, said Register's Office, the latter prohibiting alterations or change of said plan without approval of the Metro Planning Commission, reserving reversion of access easements to said owner and also providing that as Condominium units are constructed the aforesaid owner shall record a revised plat showing the improvements.

3) Subject to the Plan of record in Book 5210, page 111, said Register's Office, which shows an owners certificate, a 20-foot minimum building setback line from Valley Road and certain limited common elements for Lot 4-A.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

And I, ROBERT L. HAYES, hereby join in this conveyance for the purpose of conveying any right, title or interest which I may have in and to the herein described property by virtue of my marriage to BEVERLY A. FEAGIN.

BOOK 6580 PAGE 822

WITNESS our hands this 7th day of June, 1985.

Beverly A. Feagin
BEVERLY A. FEAGIN

Robert L. Hayes
ROBERT L. HAYES

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 BEVERLY A. FEAGIN and husband, ROBERT L. HAYES, the Bargainors, with whom I am personally acquainted and whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

BOOK 6580 PAGE 323

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of June, 1985.

Cynthia M. Bickel
NOTARY PUBLIC

My Commission Expires:
July 17, 1988

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property transferred is $152,500.00. This is equal to or greater than the property transferred would bring at a fair and voluntary sale.

Robert E. Hayes, Jr.
AFFIANT

Sworn to and subscribed before me this 10th day of June, 1985.

Brenda L. Young
NOTARY PUBLIC

My Commission Expires:
PUBLIC
AT 12/12/87

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

RECEIVED OF _____

FOR _____

BOOK 6580 PAGE 824

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
			152500.00- CAMT.	
			396.50 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 409.00-	
			7740A06/13/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 2 6 6 3

IDENTIF. REFERENCE

JUN 13 9 29 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 144172