THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:

Margaret Y Rogers
1809 Hillmont Dr., Unit C-3
Nashville, TN. 37215

SEND TAX BILLS TO:

Leader Federal Savings &
Loan Association
158 Madison Avenue
Memphis, TN. 38103

MAP-PARCEL NUMBERS:

16DA 23725
MAP 117-15-A
PARCEL 11

WARRANTY DEED

BOOK 6584 PAGE 631

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anne Elizabeth Leeper Stewart, Sarah Grace Leeper, Jefferson D'Armand Leeper and Laura E. Waynick, Heirs at Law of Anne Frances D'Armand Leeper hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Margaret Y. Rogers hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. TH-C-3 Parcel No. 11 on the Plan of Green Hills Terrace Condominium Apartments, of record in Book 5200, page 64, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Anne Frances D'Armand Leeper by deed from Kevin D. McCray and wife, Virginia Jo McCray, of record in Book 6388, page 321, said Register's Office. Anne Frances D'Armand Leeper has since died.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5304, page 702 and By-Laws in Book 5304, page 745, said Register's Office.

This instrument is executed on behalf of Anne Elizabeth Leeper Stewart, Sarah Grace Leeper and Jefferson D'Armand Leeper by Laura E. Waynick as their Attorney in Fact pursuant to Powers of Attorney being recorded simultaneously herewith.

This is (un)improved property, known as 1809 Hillmont Drive, Unit C-3, Nashville, TN. 37215.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14th day of June, 1985.

Anne Elizabeth Leeper Stewart
Anne Elizabeth Leeper Stewart
BY: Laura E. Waynick, Attorney in Fact

Sarah Grace Leeper Jefferson D'Armand Leeper
Sarah Grace Leeper
BY: Laura E. Waynick
Attorney in Fact

Jefferson D'Armand Leeper
BY: Laura E. Waynick
Attorney in Fact

Laura E Waynick
Laura E. Waynick

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of June, 1985, before me personally appeared Laura E. Waynick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that s he executed the same as her free act and deed.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 4, 1987

STATE OF TENNESSEE
COUNTY OF _____

BOOK 688 PG 632

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 73,000.00.

Margaret Y. Rogers
Affiant

Subscribed and sworn to before me, this the 14th day of June, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

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 Laura E. Waynick with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Anne Elizabeth Leeper Stewart, Sarah Grace Leeper and Jefferson D'Armand Leeper, as their Attorney in Fact as the free act and deed of the within named Anne Elizabeth Leeper Stewart, Sarah Grace Leeper and Jefferson D'Armand Leeper.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of June, 1984.

My Commission expires:
Nov 1, 1987

Christy Wilkins Ivey
Notary Public

J 1 3 8 4 5

IDENTIF. REFERENCE

JUN 19 11 43 AM '85

DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Heirs at Law of Anne Frances D'Armand Leeper

to:
Margaret Y. Rogers

Return to: jcb

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 23699

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6584 PAGE 633

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

73000.00- CAMT.
189.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 196.30-
9264A06/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 3 8 4 9

IDENTIF. REFERENCE

JUN 18 11 43 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 145669