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

Box E

ADDRESS NEW OWNER:
Jim P. Lepley
908 B Russell Street
Nashville, TN 37206

SEND TAX BILLS TO:
City Federal Savings and Loan Association
1141 East Jersey Street
Elizabeth, NJ 07201

MAP-PARCEL NUMBERS:
18W-3835
82-16-150

BOOK 6625 PAGE 52

WARRANTY DEED

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, Edgefield Development Group, a Tennessee partnership composed of Steve Hays, Ron Gobbell and Ralph Jones hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jim P. Lepley and wife, Janet L. Lepley 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:

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Edgefield Townhomes, a Planned Unit Development, of record in Book 6250, page 3, Register's Office for said County.

SAID Lot No. 5 fronts 19.00 feet on the southeasterly margin of Russell Street and extends back between parallel lines 100.81 feet to a dead line.

BEING part of the same property conveyed to Edgefield Development Group, a Tennessee partnership composed of Steve Hays, Ron Gobbell and Ralph Jones, by Quitclaim Deed from Steve Hays, Ron Gobbell and Ralph Jones, of record in Book 6273, page 125, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 3368, page 23, Book 4565, page 665 and Book 6285, page 735, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 908 B Russell Street, Nashville, TN 37206.

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 31st day of July, 1985.

Edgefield Development Group

BY: Ron Gobbell, partner

By: Steve Hays, partner

BY: Ralph Jones, partner

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6625 PAGE 53

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 himself to be the President (or other officer authorized to execute the instrument) of the _____ Edgefield Development Group, 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 himself as _____. Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of July, 19 85.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 78,900.00.

Jim P Lepley
Affiant

Subscribed and sworn to before me, this the 31st day of July, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Steve Hays and Ron Gobbell, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the partners of Edgefield Development Group, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this the 31st day of July, 1985.

Christy Wilkins Ivey
Notary Public

My Commission expires:

Nov 1, 1987

WARRANTY DEED

from:
Edgefield Development Group

to:
Jim P. Lepley and wife, Janet L. Lepley

Return to: cg

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

TN 23881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6625 PAGE 54

Before me, the undersigned, of the State and County aforesaid, personally appeared Ralph Jones, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the partner of Edgefield Development Group, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as partner.

Witness my hand and seal, this the 31st day of July, 1985.

Lynda D. Ferguson
Notary Public

My Commission expires:

My Commission Expires April 17, 1988

2:6:820

IDENTIFICATION REFERENCE

Aug 7 3 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6625 PAGE 55

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

78900.CO- CAMT.
205.14 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 214.64-
5284A08/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 6 8 2 0

IDENTIFICATION REFERENCE

AUG 7 3 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161296