THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 file box 8/jcb

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Cason A. Dickinson and Roy S. Jones 2917 Armory Drive Nashville, Tennessee	SAME	104-6 3 21W-2830

WARRANTY DEED

BOOK 6795 PAGE 571

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'Armond Leeper and Laura E. Waynick, the heirs at law of Anne Frances Leeper hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cason A. Dickinson and Roy S. Jones 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 part of Lot No. 13 on the Map of West End Park, of record in Book 421, pages 82 and 83, Register's Office for said County, described as follows:

BEGINNING at a point on the northwesterly margin of Fairmont Drive, said point being located at the southwesterly front corner of the property conveyed to Norman W. Ginsberg by deed of record in Book 4868, page 19; thence leaving said Fairmont Drive in a northwesterly direction with a portion of Ginsberg's southwesterly line 120.7 feet, more or less, to a point located on Ginsberg's southwesterly line; thence, in a southeasterly direction 143.2 feet, more or less, with a portion of the northeasterly line of the property conveyed to the State of Tennessee by final consent judgment of record in Book 4804, page 277, said Register's Office, to a point located on the northwesterly margin of said Fairmont Drive; thence, with said margin in a northeasterly direction 82 feet, more or less, to the point of beginning.

BEING part of the same property conveyed to H. Paul Leeper, Jr. and wife, Anne F. Leeper by Installment Deed from Joseph H. Hopson and wife, Bonnie W. Hopson, of record in Book 3435, page 202, said Register's Office. H. Paul Leeper, Jr. and Anne F. Leeper have since been divorced by Final Decree of the Third Circuit Court for said County. Said Final Decree divested all interest in said property out of H. Paul Leeper, Jr. and into Anne F. Leeper, a certified copy of which is of record in Book 6362, page 373, said Register's Office. Anne F. Leeper has since died.

The property herein conveyed is subject to restrictive covenants of record in Book 436, page 205, said Register's Office, and to the matters set forth in the above referenced plan of record. (SEE REVERSE)*

This is (un)improved property, known as 3324 Fairmont Drive, Nashville, TN 37203.

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 28th day of February, 1986.

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

Sarah Grace Leeper
Sarah Grace Leeper
BY: Laura E. Waynick, Attorney in Fact

Laura E. Waynick
Laura E. Waynick

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

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of February, 19 86, 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 she executed the same as her free act and deed.

My Commission Expires: 1-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6795 PAGE 572

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 $ 15,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 28th day of February, 1986.

My Commission Expires: 11-1-87

_____
Notary Public

*This instrument is executed by Laura E. Waynick on behalf of Anne Elizabeth Leeper Stewart, Sarah Grace Leeper and Jefferson D'Armond Leeper, as their Attorney in Fact pursuant to three Powers of Attorney of record in Book 6584, page 629, Book 6584, page 630, and Book 6584, page 628, respectively, in the Register's Office for Davidson County, Tennessee. The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

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 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'Armond 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'Armond Leeper. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1986.

_____
NOTARY PUBLIC

My commission expires: 11-1-87

WARRANTY DEED

from:
Anne Elizabeth Leeper Stewart, et al

to:
Cason A. Dickinson and Roy S. Jones

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

TN-23698

EXHIBIT TO WARRANTY DEED
FROM
ANNE ELIZABETH LEEPER STEWART ET AL
TO
CASON A. DICKINSON AND ROY S. JONES

BOOK 6795 PAGE 573

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Laura E. Waymick
Affiant - Laura E. Waymick

Sworn to and subscribed before me this 28th day of February, 19 86.

Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT LARGE

IDENTIFICATION REFERENCE

80199

MAR 4 1 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6795 PAGE 574

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

150[illegible].00- CAMT.
35.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 48.50-
9687A03/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8019 9

IDENTIFICATION REFERENCE

MAR 4 1 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 224096