THIS INSTRUMENT PREPARED BY:
Donna Simpson Massa, Attorney
P. O. Box 2327
Cookeville, TN 38502

SEND TAX NOTICES TO:
Claire Saint-Leon
426 Loweland Road
Cookeville, TN 38501

WARRANTY DEED BOOK 7925 PAGE 271

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We,

CLAIRE SAINT-LEON and MICHAEL SAINT-LEON, Grantors, have this day bargained and sold, and by these presents do transfer and convey unto

CLAIRE SAINT-LEON, MICHAEL SAINT-LEON and HARRY ELLIOT MATHIEU BRANDICOURT, as joint tenants with the right of survivorship, Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 216 on the Plan of Town Park Estates, of record in Plat Book 3300 at Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> This conveyance is subject to easements and restrictive covenants of record, and a Deed of Trust for the benefit of Dobson & Johnson, or their assigns, which the Grantee(s) herein agree to assume and pay.

The previous and last conveyance being a Warranty Deed from Dwight O. Brock and wife, Judith A. Brock, to Claire Saint-Leon and Michael Saint-Leon as recorded in Warranty Deed Book 6664, page 574, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtances, estates, titles, and interest thereto belong to the said Claire Saint-Leon, Michael Saint-Leon and Harry Elliot Mathieu Brandicourt, their heirs and assigns, forever. And we do covenant with the said Claire Saint-Leon, Michael Saint-Leon and Harry Elliot Mathieu Brandicourt, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Claire Saint-Leon, Michael Saint-Leon and Harry Elliot Mathieu Brandicourt, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands, this 23rd day of August, 1989.

Claire Saint-Leon.
CLAIRE SAINT-LEON

Michael Saint-Leon
MICHAEL SAINT-LEON

61639

IDENTIFICATION REFERENCE

AUG 29 10 21 AM '89
DELIA C. WILSON II, REGISTER
DAVIDSON COUNTY, TN

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforementioned, the within named Claire Saint-Leon, the bargainor, with whom I am personally acquainted, or who has given sufficient evidence that she is the bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Cookeville, Tennessee, this the 23rd day of August, 1989.

Judith R. Steele
Notary Public

My Commission Expires: October 21, 1992

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7925 PAGE 272

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforementioned, the within named Michael Saint-Leon, the bargainor, with whom I am personally acquainted, or who has given sufficient evidence that he is the bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville ~~Cookeville~~, Tennessee, this the 29th day of August, 1989.

Joycelyn Y Crutchfield
Notary Public

My Commission Expires: My Commission Expires JULY 18, 1992

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 20,600, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Michael Saint-Leon
Affiant

Subscribed and sworn to before me this the 29th day of August, 1989.

L. Chandler Dep. Reg
~~Notary Public~~ or Register

STATE OF TENNESSEE
COUNTY OF PUTNAM

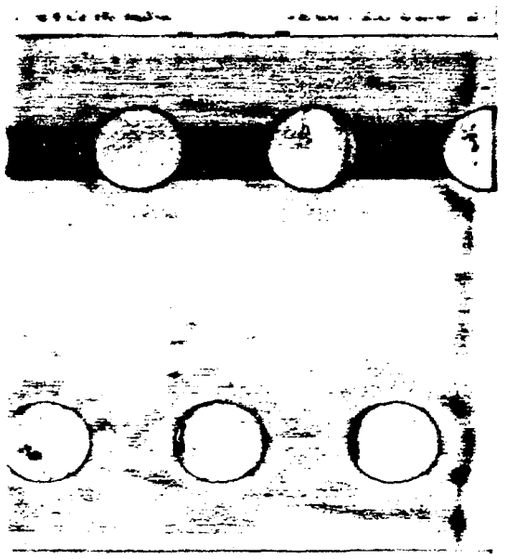
The foregoing instrument and certificate were noted in Notebook _____, Page _____, at _____ o'clock ___ m. _____, 19 _____ and recorded in Warranty Deed Book _____, Page _____. State Tax Paid $_____ Fee _____ Recording Fee _____ Total $_____

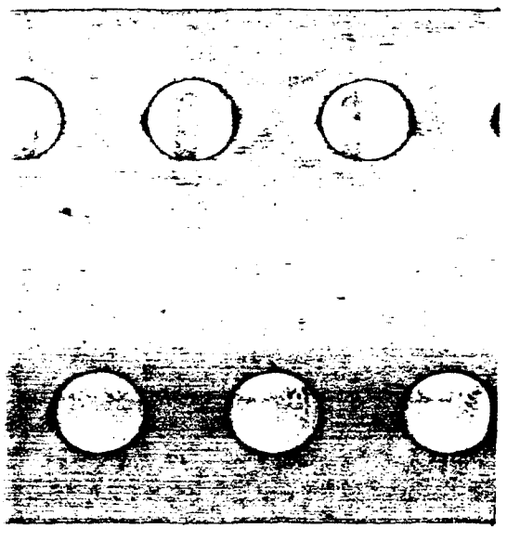
Witness my hand.

_____
Register

Receipt No. _____

0313 08/29 0101 03CHECK





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7925 PAGE 273

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	20600.00
CON TX	67.98
PRFEE	1.00
MISC	6.00
TOTAL	74.98
CHECK	74.98

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/29/89 01 10:23 0001 0313

61639

IDENTIFICATION REFERENCE

AUG 29 10 21 AM '89

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 243518