BK 12

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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 19 89

Notary Public

MY COMMISSION EXPIRES My Commission Expires Nov. 12 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL SAVINGS AND LOAN ASSN. P.O. BOX 995, NASHVILLE, TN 37202

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
RICHARD A. LEPPINGWELL etux	SAME	131-8-B-16
(NAME)	(NAME)	
101 GLENDALE GARDEN DRIVE		16DA-40377
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37204		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE ROBERT J. JONES and wife, MARY C. JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD A. LEPPINGWELL and wife, ELIZABETH A. LEPPINGWELL

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 16 of Glendale Garden, a planned unit development, as of record in Book 6250, page 434, and amended in Book 6579, page 960, and further amended in Book 6900, page 273, Register's Office for said County.

BEING the same property conveyed to Robert J. Jones and wife, Mary C. Jones, by deed from Medlin Wherry Building Co., Inc., a Tennessee Corporation, of record in book 7118, page 974, Register's Office for Davidson County, Tennessee.

This conveyances is subject to:
Pro-ration of 1989 property taxes. Restrictive covenants of record in book 675, page 363, and book 6356, page 222, amended in book 6658, page 268. Declaration of covenants, conditions, liens, and restrictions, including liens for annual and/or monthly assessments and charges, and special assessments, all as set forth and contained in an instrument of record in book 6544, page 199, and By-Laws of record in book 6544, page 214. The Plan of record in book 6250, page 434, and amended in book 6579, page 960, and amended in book 6900, page 273, shows an owner's certificate, certain setback lines and easements and notes to which plan reference is made for the location and dimensions. Deed of Conveyances to Metropolitan Government of Nashville and Davidson County, Tennessee, for construction of water main of record in book 7061, page 144, and book 7061, page 176. Rights of others in and to the common elements, said Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 101 GLENDALE GARDEN DRIVE, NASHVILLE, TENNESSEE 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of OCTOBER, 19 89

X Robert J. Jones
ROBERT J. JONES

X Mary C. Jones
MARY C. JONES

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT J. JONES and wife, MARY C. JONES

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE Tennessee, this 20th day of OCTOBER, 1989.

Commission Expires My Commission Expires Nov. 12, 1990

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

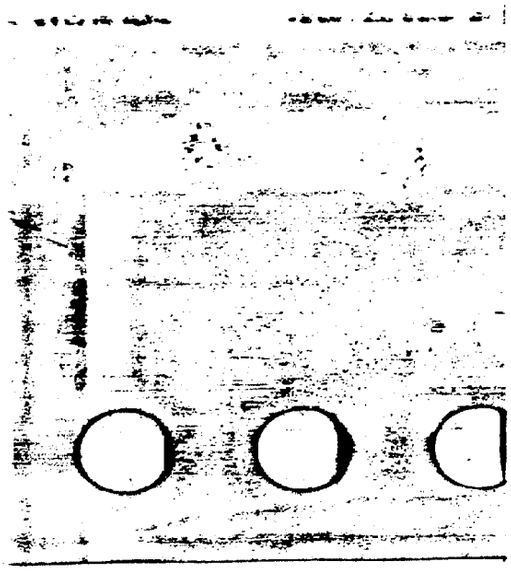
76056

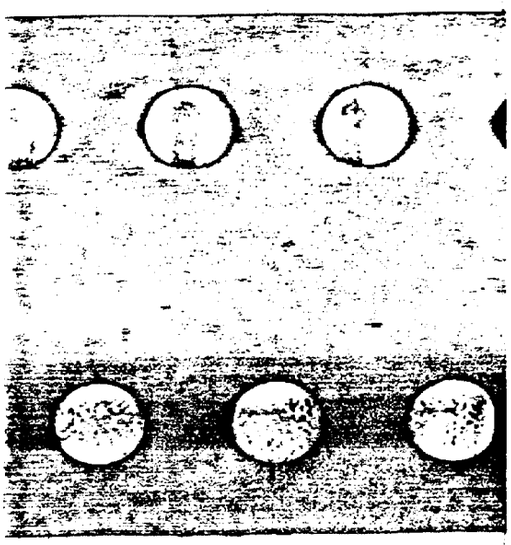
IDENTIF. TREFERENCE

Oct 23 4 04 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

8155 10/23 0101 ATCHECK $83.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
205000.00
CON TX 576.50
PRFEE 1.00
WDEED 6.00
TOTAL ~~583.50~~
CHECK ~~583.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/23/89 01 16:06 0001 B155

76056

IDENTIF. REFERENCE

OCT 23 4 05 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260285