This deed prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37116-0181

BOOK 8025 PAGE 849

3154 01/16 0101 03CHECK 89.50

WARRANTY DEED

Address new owner as:
Deborah L. Leeper
660 Harpeth Bend Drive
Nashville, TN 37221

Send tax bills to:
Same

Map-Parcel
43-9
320 dk

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, George N. Sutton and wife, Beverly C. Sutton, and Virginia L. Dickson and husband, James F. Dickson, have this day bargained and sold, and do hereby transfer and convey to the said Deborah L. Leeper, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

BEING Lot No. 2 of Block "L" on the Map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for said County, described as follows:

BEGINNING at the southeast corner of Kate Street and Duling Avenue; thence with the easterly margin of Kate Street southwardly 100 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots eastwardly 165 feet; thence at right angles northwardly 21 feet to the southwest corner of Lot No. 1, continuing in the same direction and with the line between Lots Nos. 1 and 2, 79 feet, in all 100 feet to the southerly margin of Duling Avenue; thence with same westwardly 165 feet to the beginning.

BEING the same property conveyed to George N. Sutton and Virginia L. Dickson, by deed from Artie H. Sutton, of record in Book 5395, Page 495, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but expressly excluded from this conveyance is the following described tract or parcel of land:

BEING part of Lot No. 2 of Block "L" on the Map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for said County, described as follows:

BEGINNING at a point 82.5 feet east of the southeast corner of Kate Street and Duling Avenue, which point is in the southerly margin of Duling Avenue; thence from said BEGINNING POINT southwardly 100 feet to a point in the common line of Lots 2 and 3; thence with the line between said two lots eastwardly 82.5 feet; thence at right angles northwardly 21 feet to the southwest corner of Lot 1, continuing in the same direction and with the line between Lots 1 and 2, 79 feet in all a total of 100 feet to the southerly margin of Duling Avenue; thence with same westwardly 82.5 feet to the beginning.

BEING the same property conveyed to Lois A. Larson and Juanita Preston by deed from George N. Sutton et al. of record in Book 7983, Page 132, Register's Office for Davidson County, Tennessee.

This is improved property known as 300 Duling Avenue, Madison, Tennessee.

RECEIVED
JAN 16 11 14 AM 1990
FELIX A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

9.6.4 1.5.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Deborah L. Leeper, her heirs and assigns, forever.

And we, George N. Sutton and wife, Beverly C. Sutton, and Virginia L. Dickson and husband, James F. Dickson, do covenant with the said Deborah L. Leeper, that we are lawfully seized and possessed of said land in fee simple; that we, George N. Sutton and wife, Beverly C. Sutton, and Virginia L. Dickson and husband, James F. Dickson, have a good right to convey it, and that the same is unencumbered.

And we, George N. Sutton and wife, Beverly C. Sutton, and Virginia L. Dickson and husband, James F. Dickson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Deborah L. Leeper, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12TH day of January, 1990.

George N. Sutton
GEORGE N. SUTTON

Virginia L. Dickson
VIRGINIA L. DICKSON

Beverly C. Sutton
BEVERLY C. SUTTON

James F. Dickson
JAMES F. DICKSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George N. Sutton and wife, Beverly C. Sutton, and Virginia L. Dickson and husband, James F. Dickson, the within named 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, at office, this 12TH day of January, 1990.

NOTARY PUBLIC

My commission expires:
July 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

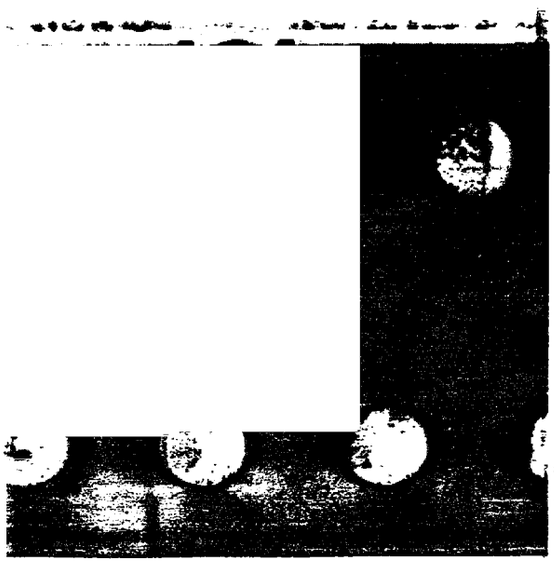
The actual consideration or value whichever is greater, for this transfer is $25,000.00.

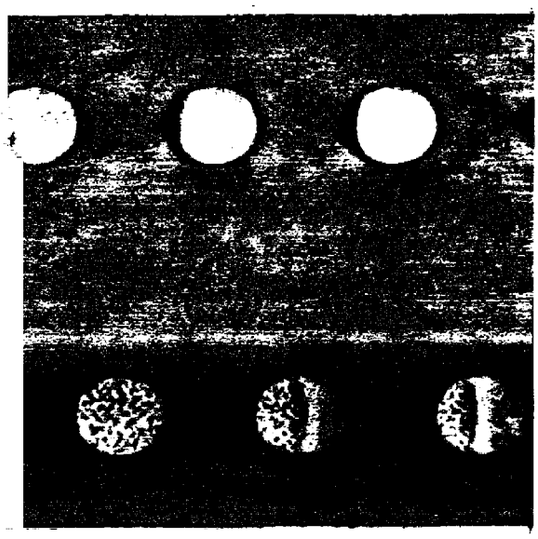
Deborah L. Leeper
AFFIANT

Subscribed and sworn to before me, this 12TH day of January, 1990.

NOTARY PUBLIC

My commission expires:
July 13, 1991





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

RECEIVED OF _____

FOR _____

BOOK R025 PAGE 851

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
				CAMT 25000.00
				CON TX 82.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 89.50
				CHECK 89.50
01/16/90	01			11:14 0001 3154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.4 I 5.

IDENTIFI REFERENCE

JAN 16 11 14 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284266