File Box 29 # 9306

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8064 PAGE 630

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONALD E. LEPLEY (NAME)	PARK AVE Mgt (NAME)	Map 120-2
1022 Kirby Drive (STREET ADDRESS OR ROUTE NUMBER)	50 century Blvd suite 200 (STREET ADDRESS)	Parcel 21
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville TN 37214 (CITY) (STATE) (ZIP)	FB# 2DA-56595

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, JOSEPH E. LADNIER , married,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD E. LEPLEY AND WIFE, DOROTHY MICHELLE LEPLEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 101 on the Plan of Miro Meadows, as of record in Plat Book 1424, pages 94 and 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph E. Ladnier, unmarried by deed from Mrs. Alvie Marie Penick, unmarried of record in Book 5862, page 8, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the Plan of record in Plat Book 1424, pages 94 and 95, said Register's Office.

Willette Ladnier, spouse of Joseph E. Ladnier, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Joseph E. Ladnier.

11 0 7 2 3

IDENTIF. REFERENCE

Mar 14 1 21 PM '90

FELIX [illegible] DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 1022 Kirby Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 9th day of March, 19 90.

Joseph E. Ladnier
JOSEPH E. LADNIER

Willette Ladnier
WILLETTE LADNIER

STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH E. LADNIER and wife, WILLETTE LADNIER

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 9th day of March, 19 90.

My commission expires May 8, 1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~XXXXXXXX~~ 49,000.00

Donald E. Lepley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 19 90.

MY COMMISSION EXPIRES: May 8, 1991 (AFFIX SEAL)

Notary Public

WARRANTY DEED

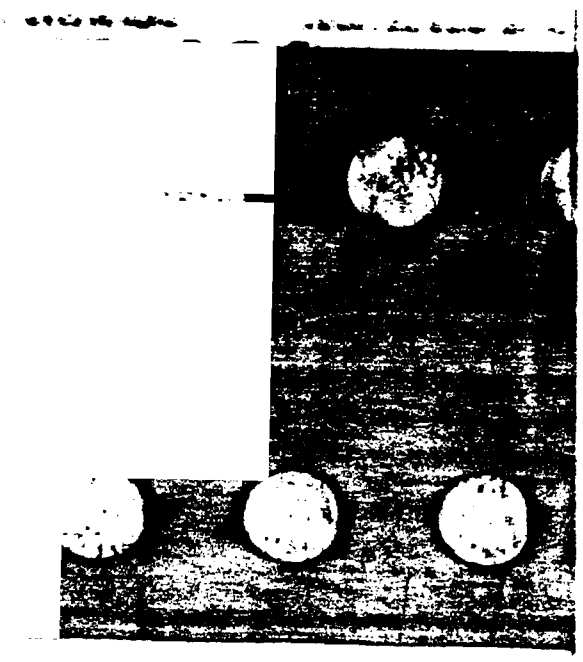
FROM JOSEPH E. LADNIER

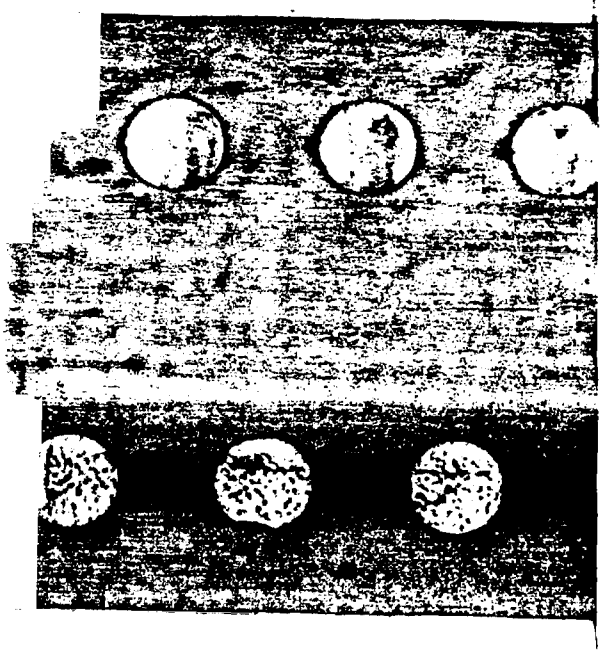
TO DONALD E. LEPLEY AND WIFE, ~~DOROTHY MICHELLE LEPLEY~~

23.53 03/14 0101 03CHECK 168.70

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

File Box 29





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

RECEIVED OF _____

FOR _____

BOOK 8064 PAGE 632

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	49000.00
CON TX	161.70
PRFEE	1.00
WDEED	6.00
TOTAL	168.70
CHECK	168.70

03/14/90 01 13:18 0001 2363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0723

[illegible] - TREFERENCE

[illegible] 14 1 21 PM '90

FELIX Z. WILSON II REG.
DAVIDSON COUNTY TN.

No. 300830