This Instrument Prepared By:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

mail

BOOK 8280 PAGE 240

ADDRESS NEW OWNER:
David E. Leppert
623 Frankfort Drive
Hermitage, TN 37076

MORTGAGEE:
Commercial Federal Mortgage Corporation
2120 South 72nd Street
Suite 400
Omaha, NE 68124

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map & Parcel 75-8-107
Field Book 4D-24967

'87 11 25 0131 DBC-ESK 272.68

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas B. Allen and wife, Bobbie C. Allen**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David E. Leppert and Ann Lawrence, as joint tenants with right of survivorship,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 464 on the Plat of Tulip Grove Subdivision, Section 8, of record in Plat Book 4660, page 56, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Thomas B. Allen and wife, Bobbie C. Allen, by deed from Walter D. England and wife, Earlene Short Lewis England, as of record in Book 6896, page 54, Register's Office for Davidson County, Tennessee.

It is understood and agreed that a part of the consideration for the transfer of this property is the agreement of the Grantee to assume and pay the outstanding indebtedness of a note dated June 12, 1986, in the original principal amount of $72,450.00, secured by a first mortgage deed of trust to Commercial Federal Mortgage Corporation, as of record in Book 6896, page 57, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantee. The Grantee further assumes the obligations of the Grantors under the terms of the instruments creating the loan to indemnify the Veteran's Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

This is improved property known as 623 Frankfort Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4750, page 845, and easements, covenants and conditions as shown on the plat of record in Plat Book 4660, page 56, Register's Office for said County.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 21st day of January, 1991.

Thomas B. Allen
THOMAS B. ALLEN

Bobbie C. Allen
BOBBIE C. ALLEN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas B. Allen and wife, Bobbie C. Allen, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 21st day of January, 1991.

Dana Roberson
NOTARY PUBLIC

My Commission Expires: 10-6-91

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $ 79,560.00 .

David E. Tippett
AFFIANT

Subscribed and sworn to before me this 21st day of January, 1991.

Mead Roberson
NOTARY PUBLIC

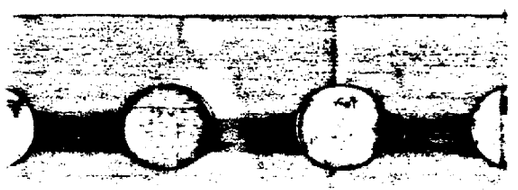
My Commission Expires: 10-6-91

88013

IDENTIF. REFERENCE

JAN 23 2 16 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



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	79560.00
CON TX	262.68
PRFEE	1.00
WDEED	9.00
TOTAL	272.68
[illegible]	272.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] 0001 7717

88013

IDENTIF. REFERENCE

JAN 23 2 17 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 391554