THIS INSTRUMENT PREPARED BY:
Union Title Company, Inc.
616 Marriott Drive, Suite 301
Nashville, TN 37229

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Charles G. Leeper 6024 Cane Ridge Road Antioch, TN. 37013	~~Cavalry Federal~~ ~~Murfreesboro, TN.~~ OWNER	Map 182 Parcel 115 TS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid by CHARLES G. LEEPER AND WIFE, LINDA O. LEEPER, the receipt of which is hereby acknowledged, We, KENNETH W. WILLIAMS AND WIFE, THERESE S. WILLIAMS, have bargained and sold, and by these presents do transfer and convey unto the said CHARLES G. LEEPER AND WIFE, LINDA O. LEEPER, the GRANTEES herein, their heirs and assigns, all our right, title and interest in and to the following described tract of land:

A tract of land in Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated March 24, 1988, and Revised April 11, 1988, known as Job No. 880035, more particularly described as follows:

BEGINNING at an iron pin, said point of beginning being the original easternmost common corner of the Kenneth W. Williams property of record in Book 6641, page 639, and the Charles G. Leeper property of record in Book 4921, page 214, R.O.D.C., Tennessee; thence with the original line between said properties N 47° 21' 18" W 118.22 feet to an iron pin; thence leaving said original property line and severing the Williams' property S 84° 48' 36" E 97.72 feet to an iron pin in a fence line; thence with the fence and Williams' original easterly line S 08° 16' 26" W 72.00 feet to the point of beginning, containing 0.08 acres, more or less.

Being part of the same property conveyed to Kenneth W. Williams and wife, Therese S. Williams, by deed from Mary Jo Hugh, unmarried, of record in Book 6641, page 639, said Register's Office.

SAID CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The pond which presently lies on the boundary of the present Kenneth and Therese Williams property as described in Book 6641, page 639, of Davidson County, Tennessee, and the Charles and Linda Leeper property as described in Book 4921, page 214, said Register's Office, will after the exchange of property described above lie totally within the new boundaries of the Kenneth and Therese Williams property.

In the following agreement, the Williams property as described by the new boundaries after the exchange will be referred to as Property "W" and the Leeper property as described by the new boundaries after the exchange will be referred to as Property "L".

All overflow from the aforementioned pond will permanently remain across the new 97.72' S 84° 48' W common boundary between property "W" and property "L" in an area from 10' to 25' from the intersection of the 97.72' S 84° 48' W and the 103.24' N 46° 53' E new common boundary lines. The overflow will be maintained at the above location by the present or future owners of property "W" or future owners of the pond unless a change is agreed to by the present or future owners of property "L".

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The present or future owners of property "L" may reduce the depth of the overflow across the 97.72' S 84° 48' W common boundary of properties "W" and "L" on both sides of the boundary line by a maximum of 12 inches below the water line of the pond on property "W" to fill a possible future pond on property "L". The 12 inch maximum depth must be maintained by the owners of property "L" such that the flow of water through the cut in the overflow does not increase the depth of the cut to more than the 12 inch maximum. A maximum 18 inch width of the cut in the overflow must be maintained. This cut or modification of the overflow can only be done by the owners of property "L" with a minimum of two weeks advance notice to the owners of property "W" and only when the water level of the pond on property "W" is within 12 inches of the level of the overflow.

The overflow across the common 97.72' S 84° 48' W boundary will remain at its reduced level until the new pond on property "L" has reached a level within six inches of the original overflow level or has reached the overflow level of the new pond on property "L" which is fed from the pond on property "W".

The final water level of the new pond on property "L" under normal conditions must be at least 6 inches below the original level of the overflow between the pond on property "W" and the pond on property "L" where original level is the level of the overflow prior to its being cut or modified.

When the water level of the new pond on property "L" has reached the desired level as described in the previous paragraph, the present or future owners of property "L" who reduced the height of the overflow across the common boundary will have a maximum of four months to restore the overflow to its original level, waterholding condition and appearance with the exception of obtaining the original conditions of the ground cover or vegetation.

To have and to hold the said tract or parcel of land, which 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.

Witness our hands, this 29 day of July, 1991.

Kenneth W. Williams
KENNETH W. WILLIAMS

Therese S. Williams
THERESE S. WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth W. Williams and wife, Therese S. Williams, 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 in Nashville, Tennessee, this 29 day of July, 1991.

Mr Kite Goodlett
NOTARY PUBLIC

My Commission Expires: 11-26-94

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State of Tennessee

County of Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $320. This is equal to or greater than the property would bring at a fair and voluntary sale.

Linda C. Leeper

Sworn to and subscribed before me

this 19th day of August, 1991

J. Chandler, Dep Reg

Notary Public

This preparer makes no representations or warrantys as to the accuracy of the description. This document has been prepared from information furnished to the preparer.

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

RECEIVED OF _____

FOR _____

BOOK 8423 PAGE 95

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	320.00
CON TX	1.11
PRFEE	1.00
WDEED	9.00
TOTAL	11.11
CHECK	11.11

08/19/91 01 12:24 0001 4654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

AUG 19 12 23 PM '91

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

No. 451181