FROM: JAMES O. HASTINGS, JR. AND WIFE, JEANNIE R. HASTINGS

TO: CHARLES A. LIEPPE AND WIFE, PATRICIA H. LIEPPE

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS NATIONSBANK PLAZA, SUITE 1200 414 UNION STREET NASHVILLE, TENNESSEE 37239-1200

Bank Car

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Charles A. Lieppe and wife, | SAME | Map 116-8-E |
| Patricia H. Lieppe | | Parcel 114 |
| 114 Prospect Hill | | |
| Nashville, TN 37205 | | |

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Patricia H. Lieppe
Affiant

Subscribed and sworn to before me, this the 24th day of July, 1992.

Carol R. Rust
Notary Public

My Comm. Expires: 3/27/93

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GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, James O. Hastings, Jr. and wife, Jeannie R. Hastings, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Charles A. Lieppe and wife, Patricia H. Lieppe, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 114 Prospect Hill, Nashville, Tennessee 37205.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 17th day of July, 1992.

JAMES O. HASTINGS, JR.

JEANNIE R. HASTINGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James O. Hastings and wife, Jeannie R. Hastings, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A BOOK 8684 PAGE 236

Land in Davidson County, Tennessee, being a certain building site (Lot) identified as No. 114, as shown on the Revised Plan of Sugartree, Phase 3, of record in Book 5050, pages 67-71, as amended, said Register's Office, to which plan references is hereby made for a more complete description of said lot.

Being the same property conveyed to James O. Hastings Jr. and wife, Jeannie R. Hastings by deed from L. Rowe Driver and wife, Carolyn W. Driver of record in Book 5712, page 400, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:

1. 1992 Metropolitan Government taxes -- a lien but not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions executed by Sugartree Properties, Inc., of record in Book 4857, page 157, as amended in Book 4874, page 463, and Book 4911, page 356, and Book 4996, page 126, and Book 5003, page 688, as made applicable in Book 5087, page 220, and further amended in Book 5152, page 401, and Book 5514, page 138, and Book 5691, page 61, said Register's Office.

3. All matters as shown on the Plan of record in Book 5050, pages 67-71, , said Register's Office. Said plan was amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, said Register's Office, to amend floor areas and lot coverage.

4. Easements affecting the common area of record in Book 3400, page 63, Book 4005, page 367, and Book 7061, page 100, said Register's Office.

5. Rights of others in and to the common areas.

6. All matters as shown on the Mortgage Loan Inspection made by Campbell Surveying Co., Inc., dated June 29, 1992, File No. 41-11-6.

30574

IDENTIF. REFERENCE

JUL 24 4 06 PM '92

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

89:40 07/24 0101 03CHECK 1955 50



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

RECEIVED OF _____

FOR _____

BOOK 8684 PAGE 237

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 525000.00 |
| | | | | CON TX 1942.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 1955.50 |
| | | | | CHECK 1955.50 |
| | | | 07/24/92 01 | 16:07 0001 8940 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30574

IDENTIF. REFERENCE

JUL 24 4 06 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 553636