BOOK 9040 PAGE 989

Box 12
cm

FROM: DAVID E. LEPPERT, AN UNMARRIED PERSON

TO: JULIAN C. BOMAR & WIFE, ROSEMARY P. BOMAR

THIS INSTRUMENT PREPARED BY:
WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Julian C. Bomar and wife, Rosemary P. Bomar	SAME	Map 75-8
8119 Hacks Rd. Brentwood, Tn 37027		Parcel 107

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Julia C. Bomar
Affiant

Subscribed and sworn to before me, this the 6th day of August, 1993.

Carol R. Lewis
Notary Public

My Comm. Expires: 1/25/97

7372 08/09 0101 03CHECK 346.00

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, I, David E. Leppert, an unmarried person, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Julian C. Bomar and wife, Rosemary P. Bomar, 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 623 Frankfort Drive, Hermitage, Tennessee 37076.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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 my hand this 6th day of August, 1993.

David E. Leppert

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 David E. Leppert, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of August, 1993.

NOTARY PUBLIC

My Commission Expires: 1/25/97

EXHIBIT A

Land in Davidson County, Tennessee, 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 David E. Leppert by deed from Thomas B. Allen and wife, Bobbie C. Allen to David E. Leppert and Ann Lawrence, as joint tenants with right of survivorship, of record in Book 8280, page 240, said Register's Office, and by deed from Ann Lawrence, unmarried, of record in Book 8510, page 358, said Register's Office.

The above property is conveyed subject to the following:

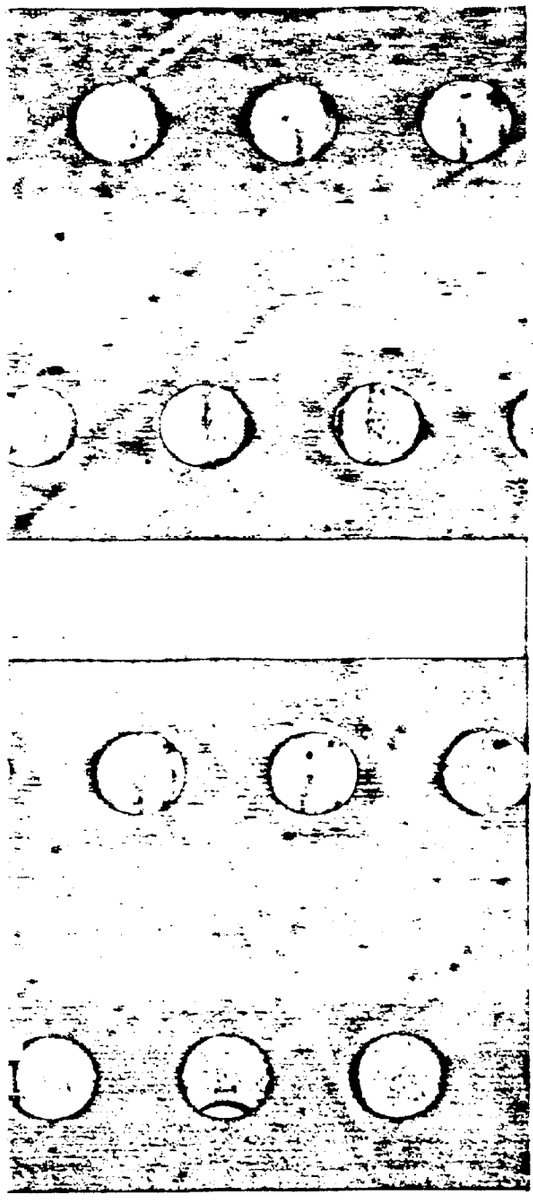
1. 1993 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 4750, page 845, said Register's Office.

3. All matters as shown on the Plan of record in Book 4660, page 56, said Register's Office.

4. All matters as shown on the Mortgage Loan Inspection Report made by Campbell Surveying Co., Inc., dated August 4, 1993, File No. 66-19-5.

49844
RECEIVED FOR REFERENCE
93 AUG -9 AM 10:07



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 9040 PAGE 992

RECEIVED OF _____

FOR _____

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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	12.00
TOTAL	346.00
CHECK	346.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/09/93 01 10:07 0001 7372

49814

IDENTIF. REFERENCE

93 AUG -9 AM 10:07

REGISTER

No. 683743