Bot 58

BOOK 9381 PAGE 659

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

Peggy M. Bowling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy M. Bowling	SAME	MAP 182
(NAME)	(NAME)	
6024 Cane Ridge Road		PARCEL 110
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Charles G. Leeper and wife, Linda O. Leeper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy M. Bowling

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land lying wholly wihtin the Fifth Civil District of Davidson County, Tennessee, and is bound in the general on the North by C. Bonds, on the East by Mary Bonds Hogue, on the south by C. Bonds, on the West by Cane Ridge Road.

COMMENCING at an iron pin in the East margin of Cane Ridge Road said point being Mary Bonds Hogue's Southeast corner, thence with the East margin of said Road North 34 degrees 15' West 660 feet to the point of beginning, thence continuing with said east margin North 34 degrees 15' West 230 feet to the stake; thence with two new staked lines north 44 degrees 30' East 540 feet and South 42 degrees 30' East 371 feet to a stake in Mary Bonds Hogue's West line; thence with said line South 8 degrees 30' West 289.4 feet to a stake; thence South 87 degrees 45' West 452 feet to the point of beginning containing 5.37 acres, more or less, according to a survey made by Billy Carl Tomlin, Surveyor, dated April 29, 1975.

Being the same property conveyed to Charles G. Leeper, and wife, Linda O. Leeper, by deed from Charles C. Bonds, and wife, Rachel Y. Bonds, of record in Book 4921, page 214, Register's Office for said County.

Included in the above description but excluded therefrom is the property sold in Book 8407, page 871, Register's Office for Davidson County, Tennessee, described as follows:

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

CONTINUED

unimproved ( )
This is improved (X) property, known as 6024 Cane Ridge Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand & this 14th day of June 19 94

Charles G. Leeper

Charles G. Leeper

Linda O. Leeper

Linda O. Leeper

BOOK 9381 PAGE 660

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles G. Leeper and wife, Linda O. Leeper

the bargainor s, 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 and official seal at Franklin, Tennessee, this 14th day of June 19 94.

Commission expires 11-30-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

BEGINNING at an iron pin set in the original line of the Charles G. Leeper property of record in Book 4921, page 214, and the original line of the Kenneth W. Williams property of record in Book 6641, page 639, Register's Office for Davidson County, Tennessee, said point of beginning being N 44 degrees 56' 14" E 328.89 feet from the westernmost common corner of the Leeper property and the Williams' property; thence with the orginal line N 44 degrees 56' 14" E 211.11 feet to a point; thence continuing with said original property line S 47 degrees 21' 18" E 221.26 feet to an iron pin; thence leaving the original property line and severing the Charles G. Leeper property the following calls: N 84 degrees 48' 36" W 27.01 feet to an iron pin; thence N 46 degrees 53' 16" W 103.24 feet to an iron pin; thence S 81 degrees 55' 59" W 11.82 feet to an iron pin; thence S 60 degrees 09' 09" W 114.10 feet to the point of beginning, containing 0.24 acres, more or less.

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:

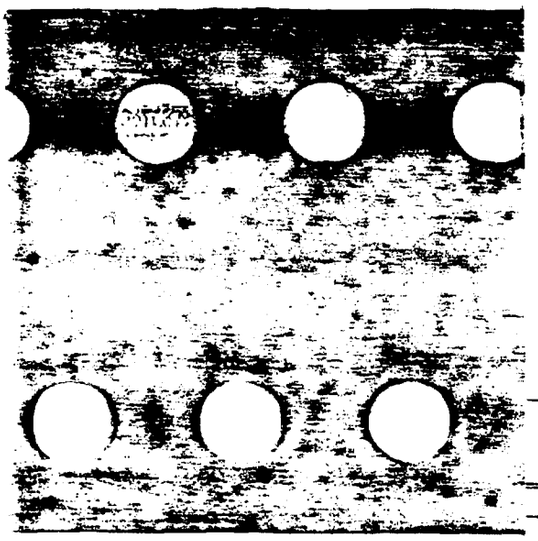
BEGINNING at an iron pin, said point of beginning being the original easternmost common corner of the Kenneth W. Williams property of record in Book 6641, page 639, and the Charles G. Leeper property of record in Book 4921, page 214, Register's Office for Davidson County, Tennessee; thence with the original line between said properties with the original line between said properties N 47 degrees 21' 18" W 118.22 feet to an iron pin; thence leaving said original property line and severing the Williams' property S 84 degrees 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 degrees 16' 26" W 72.00 feet to the point of beginning, containing 0.08 acres, more or less.

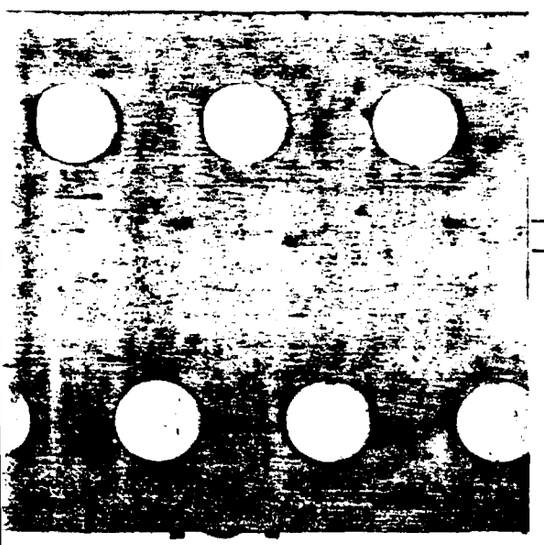
Being the same property conveyed to Charles G. Leeper and wife, Linda O. Leeper by deed from Charles C. Bonds and wife, Rachel Y. Bonds of record in Book 4921, page 214, Register's Office for Davidson County, Tennessee.

62236
IDENTIF. ↑ REFERENCE

94 JUN 17 PM 1:03
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7369 06/17 0101 03CHECK 575.40





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

RECEIVED OF _____

FOR _____

BOOK 9381 PAGE 662

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
152000.00
CON TX 562.40
PRFEE 1.00
WDEED 12.00
TOTAL 575.40
CHECK 575.40

06/17/94 01 13:04 0001 7369

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62236
IDENTIF. ↑ REFERENCE

94 JUN 17 PM 1:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 804102