This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Anthony J. Leo Jr. and Mary Ann Leo
4002 New Highway 96 West
Franklin, TN 37064

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-13
PARCELS 484,485, 486 and 476
MAP 83-14
PARCELS 288,289 and 290

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Larry P. Prater and wife, Karen Jane Prater hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anthony J. Leo Jr. and wife, Mary Ann Leo, as tenants by the entirety, 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:

> BEING Lots Nos. 345, 346, 347, 348, 349, 350 and 351 on the Plan of Edgefield Land Company's Second Subdivision, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being a part of the same property conveyed to Larry P. Prater and wife, Karen Jane Prater , by deed from Larry P. Prater and Mark K. Smith of record in Book 5950, Page 911, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.
Taxes for 1995 have been pro-rated and paid.

This is unimproved property known as 1600, 1602, 1604, 1606, 1608, 1610 and 1612 Boscobel, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anthony J. Leo Jr. and wife, Mary Ann Leo, their heirs and assigns, forever; and we, Larry P. Prater and wife, Karen Jane Prater 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of November, 1995.

Larry P. Prater

Karen Jane Prater

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Larry P. Prater and wife, Karen Jane Prater 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 Nashville, Tennessee, this the 17th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 30,000.00.

AFFIANT

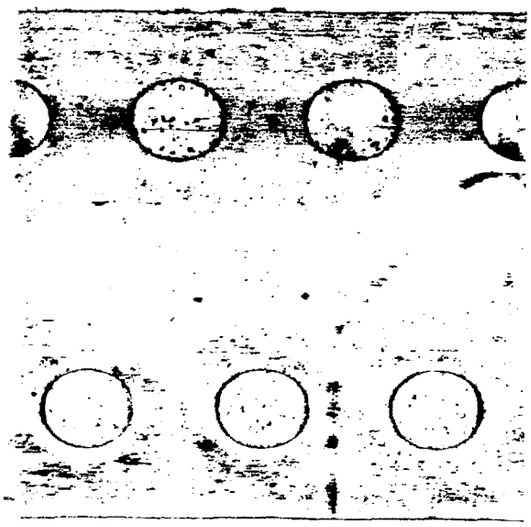
Subscribed and sworn to before me this 17th day of November, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

0125077
IDENTIF. # REFERENCE

95 NOV 21 AM 11:11
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0688 11/21 0101 03CHECK 120.00



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

RECEIVED OF _____

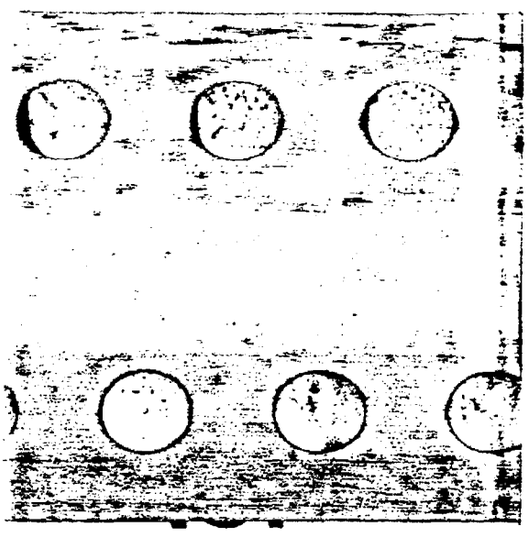
FOR _____

BOOK 9865 PG 704

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 30000.00	
			CON TX 111.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 120.00	
			CHECK 120.00	
11/21/95	01		11:11 0001 0688	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0125077
IDENTIF. & REFERENCE

95 NOV 21 AM 11: 11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 979229