[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[ ]	]	]
[John W. Leeper]	SunTrust Bank, Nashville, N.A.]	MAP and PARCEL]
[Bobbie F. Leeper]	Attn: Tax Dept.]	]
[101 Pepper Ridge Circle]	P.O. Box 305110, 7th Fl.]	149-5-A-101 CO]
[Antioch, TN 37013]	Nashville, TN 37230-5110]	]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 10045 PG 771

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mary Jane Pike, unmarried, by and through my lawful attorney-in-fact, Buford Walker**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John W. Leeper and Bobbie F. Leeper, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, TN, BEING Lot No. 101 on the Plan of Pepper Ridge Condominiums, Phase I, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase I, recorded in Plat Book 6900, Page 526, Register's Office for Davidson County, Tennessee, and described in Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7466, Page 246, said Register's Office, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Mary Jane Pike, unmarried, by warranty deed from Clarence M. Sparkman and wife, Charlotte L. Sparkman of record in Book 9619, Page 782, Register's Office, Davidson County, Tennessee.

This is property with a common address of 101 Pepper Ridge Circle, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6900, Page 526, said Register's office and all matters therein; 3) Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7466, Page 248, said Register's office; 4) By-Laws appearing of record in Book 7466, Page 307, said Register's Office; 5) Charter appearing of record in Book 7497, Page 462, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $90,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 3rd day of May, 1996.]
[ ]
[My Commission Expires: 10-14-96] Notary Public

LISA D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **3rd** day of **May, 1996**.

Mary Jane Pike
MARY JANE PIKE

BY: Buford Walker
Buford Walker
Attorney-in-Fact

0071 05/09 0101 03CHECK 342.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **BUFORD WALKER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Mary Jane Pike** and is authorized by Mary Jane Pike to execute this instrument on her behalf by virtue of a Limited Power of Attorney recorded simultaneously herewith.

Witness my hand and official seal, this 3rd day of May, 1996.

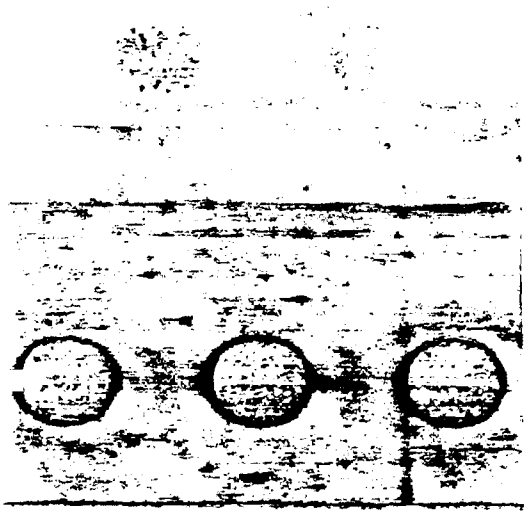
Lisa D. Turner
Notary Public
My Commission Expires: [illegible]

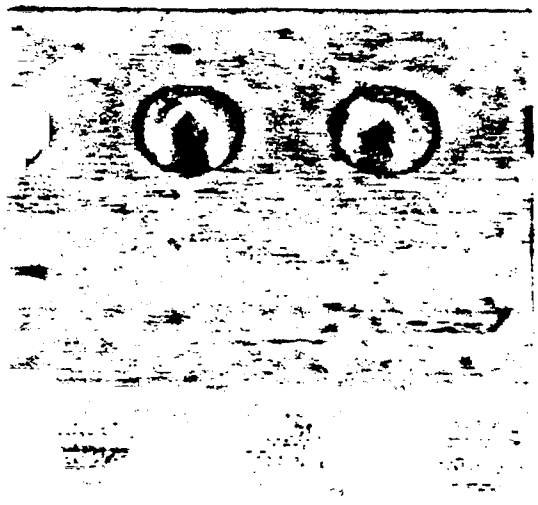
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

File No. 9605-195

0180354
IDENTIF. ↑ REFERENCE

96 MAY -9 PM 1:23
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

BOOK 10045 PG 773

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	8.00
			TOTAL	342.00
			CHECK	342.00
05/09/96	01	13:26	0001	0071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180354
IDENTIF. ↑ REFERENCE

96 MAY -9 PM 1:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1038062