BOOK 10141 PG 400

22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 96

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINUS LEPPINK, JR. (NAME)	CAPITAL BANK & TRUST COMPANY (NAME)	64-13-B-131CO
104 CHERRY BRANCH LANE (ADDRESS)	1820 WEST END AVENUE (ADDRESS)	04D-94361
OLD HICKORY, TN 37138 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37203 (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 M. HUNT AND WIFE, DOROTHY R. HUNT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINUS LEPPINK, JR., UNMARRIED

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:

LAND in DAVIDSON County, Tennessee, being Lot No. 22, on the Final Master Development Plan of PHASE III-REVISIONS, CONWAY COURT, of record in Plat Book 7900, page 689, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to CHARLES M. HUNT AND DOROTHY R. HUNT, HUSBAND AND WIFE, by deed from Buddy Dunn Contractors, L.P, of record in Book 9591, page 424, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of CONWAY COURT, as said areas are set forth and defined in Restrictions of record in Book 9466, page 242 and Charter of record in Book 9468, page 138; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

This instrument is executed on behalf of CHARLES M. HUNT AND WIFE, DOROTHY R. HUNT, by PAMELA H. STOWELL, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated July 22, 1996, made by:

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 4600 CONWAY COURT, OLD HICKORY, TN 37138
(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 hands this 31st day of July 19 96

CHARLES M. HUNT
By: Charles M. Hunt By: Pamela H. Stowell
PAMELA H. STOWELL, ATTORNEY-IN-FACT

DOROTHY R. HUNT
By: Dorothy R. Hunt By: Pamela H. Stowell
PAMELA H. STOWELL, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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

Howard W. Anderson, License No. 527
A & A ENGINEERS, INC.
P.O. BOX 40048, 504 EAST IRIS DRIVE
NASHVILLE, TN 37204

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 PAMELA H. STOWELL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of CHARLES M. HUNT AND WIFE, DOROTHY R. HUNT, as their Attorney-in-Fact, as the free act and deed of the within named CHARLES M. HUNT AND WIFE, DOROTHY R. HUNT.

WITNESS my hand and official seal at Nashville, Tennessee, this 31ST day of JULY, 1996.

My Commission Expires: 07/26/97

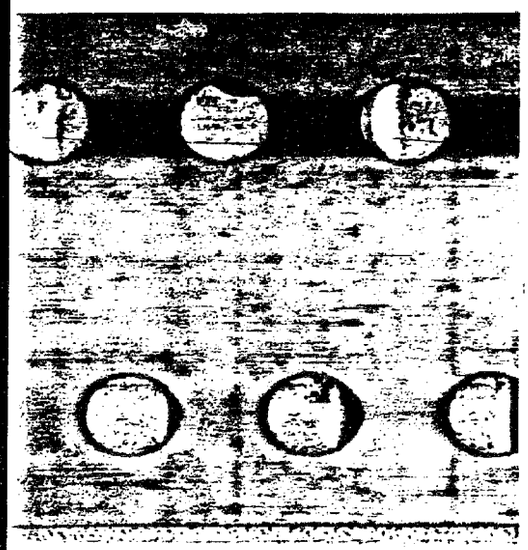
NOTARY PUBLIC I. DYKE TATUM

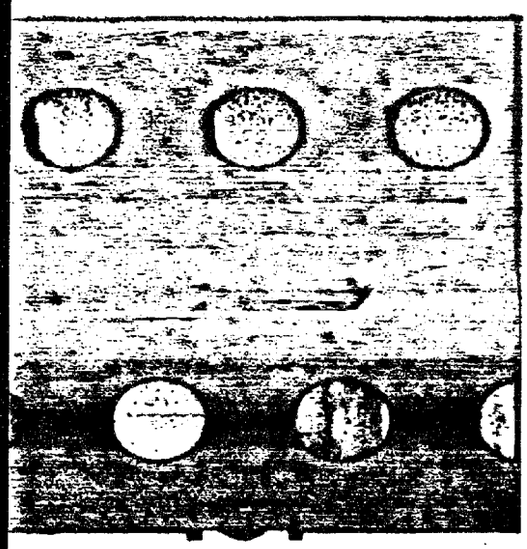
NOTARY PUBLIC AT LARGE

0209822
IDENTIF. & REFERENCE

96 AUG -1 PM 1:43
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1957 08/01 0101 03CHECK 453.





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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 402

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	120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	453.00
			CHECK	453.00
08/01/96	01	13:46	0001	1957

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209822 IDENTIF. ↑ REFERENCE

96 AUG -1 PM 4:43

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 1069540