Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Johnny D. Harper	Owner	9D22150
612 Upton Drive		Map 127; P/O 13
Nashville, TN 37209		

This Instrument Prepared By: Harold H. Cole, Attorney 326 West Drive, White House, TN37188

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 of which is hereby acknowledged we, **Fred H. Harper, Jr., Johnny D. Harper** and **Peggy H. Dennis**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Johnny D. Harper** and wife, **Dorothy A. Harper**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land described as follows, to-wit:

> Land in the 9th Civil District of Davidson County, Tennessee, according to a survey made by S. H. Hutchison, dared April 29, 1965, more particularly described as follows:
>
> Beginning at a point in the center line of U. S. Highway No. 70 North, 11 feet westerly of the center of a culvert; 106 feet westerly of the southeasterly corner of B. B. Boone's 32 acre tract; thence along the center line of U. S. Highway No. 70 North, south 55 deg. 15' west a distance of 382.8 feet to a point; thence north 26 deg. 30' west a distance of 179 feet to a beech tree; thence north 22 deg. 30' west a distance of 163.5 feet to an iron stake; thence north 66 deg. east a distance of 305 feet to an ash tree; thence south 74 deg. 30' east a distance of 119.5 feet to an elm tree; thence south 54 deg. east a distance of 46.6 feet to a chinquapin oak tree; thence south 12 deg. 30' east a distance of 133 feet to an elm tree in a ditch, hackberry pointer; thence south 18 deg. east a distance of 125 feet to the point of beginning. Said tract of land containing 3.55 acres gross more or less, and 3.14 acres, net, more or less.
>
> Being the same property conveyed to Fred H. Harper and wife, Ruth P. Harper, by deed from Barnnie B. Boone and wife, Libby F. Boone, of record in Book 3888, page 211, Register's Office for Davidson County, Tennessee.
>
> The said Fred H. Harper died intestate in May of 1984; said Ruth P. Harper died testate on November 1, 1996. By her Will of record in Will Book 209, page 632, Davidson County Probate Clerk's Office, the within real property was devised to Fred H. Harper, Jr., Johnny D. Harper and Peggy H. Dennis.
>
> This is improved property located at 8182 Charlotte Road, Nashville, TN 37221

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.

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.

Witness our hands this 21 day of December, 1996.

Fred H. Harper, Jr.

Johnny D. Harper

Peggy H. Dennis

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 Fred H. Harper, Jr., Johnny D. Harper and Peggy H. Dennis, 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 instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of December, 1996.

Notary Public

My commission expires: 10-21-98

STATE OF TENNESSEE)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Sworn to and subscribed before me this 21 day of December, 1996.

Notary Public or Clerk

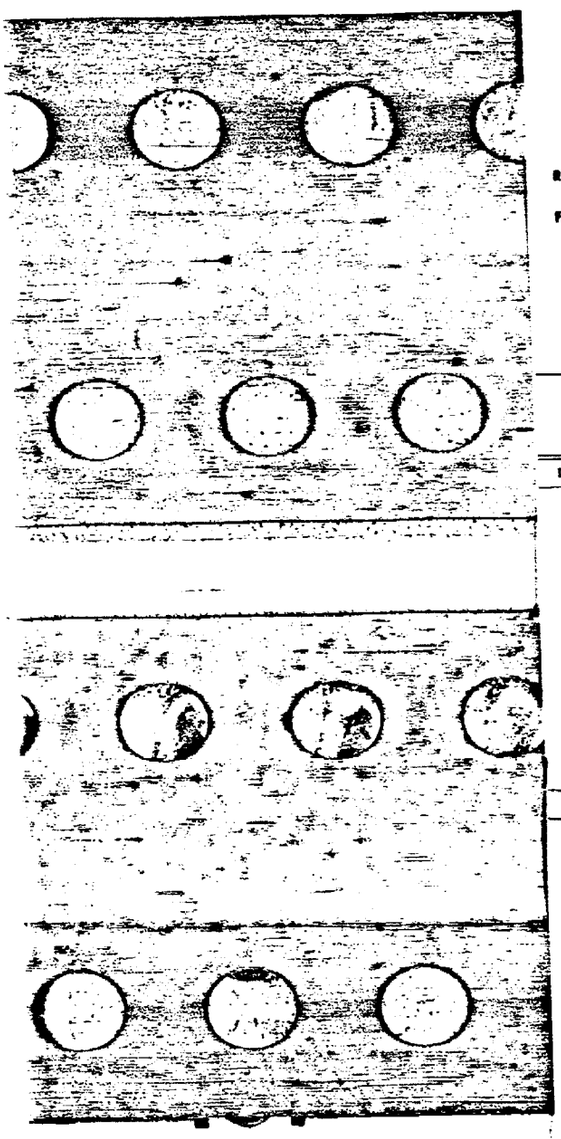
My commission expires: 10-21-98

0273175
IDENTIFICATION REFERENCE

97 FEB 14 PM 1:13
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

6509 02/14/97 10:01 03CHECK 564-00



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

RECEIVED OF _____

FOR _____

BOOK 10349 PG 955

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 150000.00
				CON TX 555.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 564.00
				CHECK 564.00
02/14/97	01			13:13 0001 6509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 FEB 14 11 1:13
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0273175

No. 116971