Boy 5

BOOK 10570 PG. 42

~~BOX 41~~

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $137,000.00. **Affiant** Subscribed and sworn to before me, this 12th day of August, 1997. **Notary Public** My Commission Expires: 11/30/98

DONALD R. BARRETT NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: John Douglas Majors and Jennifer Leigh Dyess 619 Crieve Road Nashville, TN 37220	Send Tax Bills To: NationsBanc Mortgage Corporation P. O. Box 1675 Corapolis, PA 15108	Map-Parcel Number: 146-11-074.00 6DU 32705

7198 08/15 0101 03CHECK 515.90

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOWARD B. LEEPER AND WIFE, SANDRA H. LEEPER**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN DOUGLAS MAJORS AND JENNIFER LEIGH DYESS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Map of Section One, Revised Crieve Hall Estates, of record in Book 1835, pages 122-124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard B. Leeper and wife, Sandra H. Leeper by deed from Patricia L. Fuller and husband, Wayne Fuller, of record in Book 7366, page 862, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2046, page 88, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 1835, pages 122-124, Register's Office for said County.

This is improved property known as 619 Crieve Road, Nashville, TN 37220.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 12th day of August, 1997.

Howard B. Leeper
Howard B. Leeper

Sandra H. Leeper
Sandra H. Leeper

97 AUG 15 PM 12:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0337867

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HOWARD B. LEEPER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of August, 1997.

Wesley D. Turner
Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANDRA H. LEEPER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of August, 1997.

Wesley D. Turner
Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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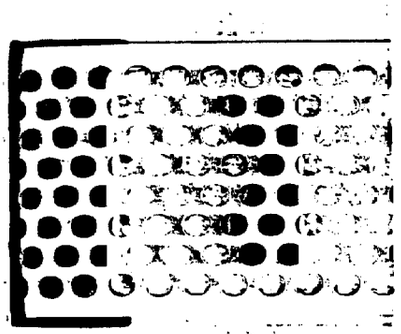
RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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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

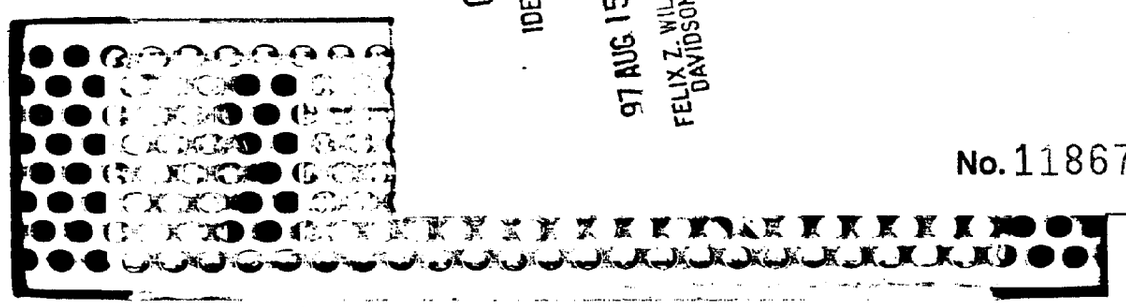
CAMT 137000.00
CON TX 506.90
PRFEE 1.00
WDEED 8.00
TOTAL 515.90
CHECK 515.90

08/15/97 01 12:15 0001 7198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0337867
IDENTIF. ↑ REFERENCE

97 AUG 15 PM 12:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1186760