BOOK 10700 PG 529

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Barbara Lynn Lepley
4388 Bull Run Road
Ashland City, Tennessee 37015

SEND TAX BILLS TO:
Same

97 DEC -1 AM 10:30
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

03744 04
IDENTIF. & REFERENCE

PICK-UP

WARRANTY DEED

(Map Number 55; Parcel Number 12.00)

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 of all of which is hereby acknowledged, we, the undersigned, **TERRI J. NICKENS, as Administratrix of the Estate of Justine Harper, and individually, WILLIAM K. HARPER, JR., and WILEY D. HARPER,** have bargained and sold and do hereby transfer and convey unto **BARBARA LYNN LEPLEY**, an unmarried person, her ~~heirs~~ and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Map of Processioning survey for Mrs. W.L. Thompson's Subdivision of the Elizabeth Curtis Estate, as of record in Book 332, page 14, Register's Office for said County, described as follows:

BEGINNING at a point in the center line of Bull Run Road, said point being the southeast corner of the property conveyed to James L. Williams and wife, Doris Irene Williams, by deed of record in Book 2245, page 9, said Register's Office; thence with the center line of said Bull Run Road in a northerly direction 208 feet to a point; thence westerly and parallel to the northerly line of the property described in the aforementioned deed 416 feet to a point; thence southerly and parallel with said Bull Run Road 208 feet to a point; thence easterly 416 feet to the point of beginning, containing 2 acres, more or less.

BEING the same property conveyed to William K. Harper and wife, Justine Harper, by deed from Dora Adams, of record in Book 4209, page 403, Register's Office for Davidson County, Tennessee.

William K. Harper died March 19, 1986, and his interest vested in his wife, Justine Harper as surviving tenant by the entirety. **Justine Harper** died intestate on January 2, 1996, and pursuant to Affidavit of Heirship being recorded simultaneously herewith of record in Book 10700, page 527, Register's Office for Davidson County, Tennessee, her interest in the aforesaid property descended to her children and only heirs: **Terri J. Nickens, William K. Harper, Jr., and Wiley D. Harper**, according to the rules of Intestate Succession. (See Davidson County Probate Court File # 97P-145)

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 4388 Bull Run Road, Ashland City, Tennessee 37015

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 19th day of November, 1997.

TERRI J. NICKENS, Administratrix of
The Estate of Justine Harper, deceased

TERRI J. NICKENS

WILLIAM K. HARPER, JR.

WILEY D. NICKENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Terri J. Nickens, as Administratrix of the Estate of Justine Harper, and individually, William K. Harper, Jr., and Wiley D. Nickens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing warranty deed for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 19th day of November, 1997.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD CO. TENN.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$60,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara Lynn Tapley
Affiant

Subscribed and sworn to before me this 19th day of November, 1997.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO.

4897 12/01 0101 03CHECK 225.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10700 PG 532

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

DEBT 60000.00
DOC TX 222.00
PRFEE 1.00
MTGTX 10.00
CHECK 233.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/01/97 01 10:31 0001 4597

037404
IDENTIFICATION REFERENCE

97 DEC -1 AM 10:30

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1225733