BOOK 10754 PG 393

Prepared from information provided by the Grantor:

ADDRESS NEW OWNER: John W. Leeper and Frances Leeper,
Trustees U/A/D July 10, 1997
and amendments thereto
101 Pepper Ridge Circle
Antioch, TN 37013

SEND TAX BILLS TO: SunTrust Bank, Nashville, N.A.
ATTN: Tax Dept.
P.O. Box 305110, 7th Floor
Nashville, TN 37230-5110

MAP-PARCEL NOS. 149-5-A-101 CO

98 JAN 12 AM 10:20
FELIX Z. M. SMITH REGISTER
DAVIDSON COUNTY, TN

0389130
IDENTIF. & REFERENCE

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration We, **John W. Leeper and wife, Frances Leeper, (Frances Leeper being one and the same person as Bobbie F. Leeper)** (herein "Grantor") by these presents do hereby quitclaim and convey unto **John W. Leeper and wife, Frances Leeper, Trustees, U/A/D July 10, 1997, and any amendments thereto,** all our interests in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Pepper Ridge Condominiums, Phase 1, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase 1, 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 John W. Leeper and wife, Bobbie F. Leeper, by deed from Mary Jane Pike, unmarried, of record in Book 10045, Page 771, said Register's Office. The said Bobbie F. Leeper is one and the same person as Frances Leeper.

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

This conveyance is made subject to a certain Deed of Trust of record in Book 10045, Page 774, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $ZERO.

John W. Leeper
Affiant

Subscribed and sworn to before me this 29 day of December, 1997.

Notary Public
My Commission Expires My Commission Expires MAY 27, 2001

0957 01/12 0101 03CHECK
8.00

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

The Grantor(s) and the Grantee(s) are one and the same persons(s). It is the intention of the Grantor(s) by this deed to transfer ownership of the herein described property to the Grantee(s) in order to place said property into the "Leeper Living Trust, dated July 10, 1997", and any amendments thereto, a joint Revocable Inter-Vivos Trust. The property retains the same character. The property is to be held in a fiduciary capacity.

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

IN WITNESS WHEREOF, We have hereunto set our hands on this the 29th day of December, 1997.

John W. Leeper

John W. Leeper

Frances Leeper AKA Bobbie F. Leeper

Frances Leeper AKA Bobbie F. Leeper

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 John W. Leeper and wife, Frances Leeper AKA Bobbie F. Leeper, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of December, 1997.

Notary Public

My Commission Expires: MAY 27, 2001

lt/leeper.ccd