Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1329

BOOK 10935 PG 857

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark J. Milden,** and wife, **Jan Milden**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James N. Deppen, and wife, Cathy A. Deppen**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 23 on the plan of Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor, April 6, 1936, as follows:

Beginning on the easterly margin of Lealand Avenue (formerly 10th Avenue South) at a point 200 feet south of the southerly margin of Woodmont Boulevard or Avenue; thence with the easterly margin of Lealand Avenue south 11 deg. west 100 feet to an iron pin; thence south 84 deg. east 217.8 feet to an iron pin; thence north 9 deg. east 100 feet to an iron pin; thence north 84 deg. west 214.2 feet to the beginning.

Being the same property conveyed to Mark J. Milden and wife Jan Milden by deed of record in Book 10224, Page 256, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

98 MAY 18 PM 12:43
FELIX E. LIEBERMAN, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04 39 209

This is improved property, known as: 3510 Lealand Lane, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of May, 1998

Mark J. Milden

Jan Milden

Mark J. Milden

Jan Milden

State of Tennessee)
County of Davidson)

On this the 15th day of May, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Mark J. Milden and Jan Milden**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/23/98

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$275,000.00**.

Affiant

Sworn and subscribed before me on this the 15th day of May, 1998.

Notary Public

My Commission Expires: 5/23/98

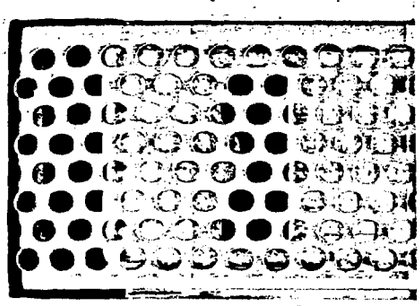
NEW OWNER:
James N. Deppen
3510 Lealand Lane
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
118-9-187

9678 05/18 01:31 03CHECK 1026.50

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



RECEIVED OF _____

FOR _____

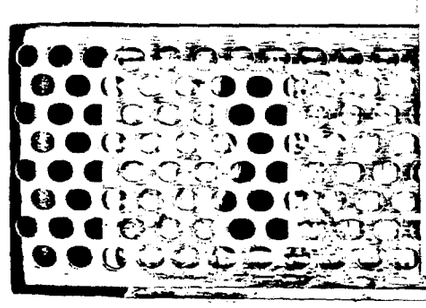
BOOK 10935 PG 859

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
275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 8.00
TOTAL 1026.50
CHECK 1026.50
05/18/98 01 12:44 0001 8676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0439209
IDENTIF. & REFERENCE

98 MAY 18 PM 12:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1294667