BK 2875

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ TEN ---------- ----- ($10.00) ------- DOLLARS cash, and other good and valuable considerations paid and to be paid, the receipt of which are hereby acknowledged, including the assumption by Vendees of the unpaid balance of a note dated September 10,1948,payable to Guaranty Mortgage Co. of Nashville,in the original amount of $7,300, payable with interest at 4% per annum, both principal and interest payabl at $38.54 monthly, beginning October 1,1948,final payment September 1, 1973; secured by deed of trust executed by Walter E. Schulz and wife to Herschel Greer,Trustee,of record in Bk 1651,page 141,Register's Office fo Davidson County,Tennessee; and the assumption by Vendees of the unpaid balance of a note dated September 10,1948,payable to Guaranty Mortgage Co of Nashville,in the original amount of $1,900, with interest at 4% per annum, both principal and interest payable $10.03 monthly,beginning Oct. 1, 1948, final payment September 1, 1973,secured by a deed of trust executed by Walter E. Schulz and wife to Herschel Greer, Trustee, of record in Book 1651, page 133, said Register's Office,which two deeds were assigned to The Prudential Insurance Company of America,by instrument of record in Book 1665, page 264, said Register's Office, we, Raymond H. Leathers and wife, Alla Mae Oliver Leathers

have bargained and sold, and by these presents do transfer and convey unto the said John R. Leathers and wife, Sally Lou Beasley Leathers, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Pleasant Valley Subdivision, as of record in Book 1424, page 63, Register's Office for said County.

Said Lot No. 6 fronts 75 feet on the westerly side of Springbrook Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Raymond H. Leathers and wife, Alla Mae Oliver Leathers, by deed from Wilma Priest Schulz and husband, of record in Book 1756, page 238, said Register's Office.

Said property is conveyed subject to restrictions filed for record prior to February 15,1950,in Bk 1452, page 299, and in Bk 1632, page 427, said Register's Office, and the plan of record in Bk 1424, page 63, showing a 30-foot set-back line from Springbrook Drive and a 10 foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John R. Leathers and wife, Sally Lou Beasley Leathers, their heirs and assigns, forever.

And we do covenant with the said John R. Leathers and wife, Sally Lou Beasley Leathers 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., except for balance under deeds of trust hereinabove assumed by vendees.

And we, Raymond H. Leathers and wife, Alla Mae Oliver Leathers do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said John R. Leathers and wife, Sally Lou Beasley Leathers, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of January, 1959

Raymond H. Leathers

Alla Mae Oliver Leathers

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Raymond H. Leathers and wife, Alla Mae Oliver Leathers

the [illegible], with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 1959

Commission expires 1/28/63

[illegible]
Notary Public

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