BK 3402

PLEASE MAIL TO- MR. ROY SMITH JR, 2203 STATE, NASHVILLE 5, TENN

1 23 DEC 58 7213

WARRANTY DEED

FROM

Rupert W. Leslie and wife,

Meredith L. Leslie

TO

Roy W. Smith, Jr., and wife, Dorothy Smith, and Mary Galbrai Smith, Nancy Blythe Smith, and Dorothy Ellen Smith, each singl

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

For and in Consideration of the sum of ----------($10.00)----------

----------Ten and No/100---------- DOLLARS

Cash in hand paid by Roy W. Smith, Jr., and wife, Dorothy Smith and Mary Galbraith Smith, Nancy Blythe Smith, and Dorothy Ellen Smith, and other good and valuable considerations the receipt of which is hereby acknowledged,

We, Rupert W. Leslie and wife, Meredith L. Leslie have bargained and sold, and by these presents do transfer and convey unto the said Roy W. Smith, Jr., and wife, Dorothy Smith and Mary Galbraith Smith, Nancy Blythe Smith, and Dorothy Ellen Smith, 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. 144 on the Plan of West Meade Estates, Section III, as of record in Book 3106, page 71, Register's Office for said County.

Said Lot No. 144 fronts 184.66 feet on the northerly side of Brownlee Drive, and runs back 313.2 feet on the easterly line and 234.25 feet on the westerly line, to a dead line in the rear, which is a broken line on which it measures 180.7 feet.

Being the same property conveyed to Rupert W. Leslie and wife, Meredith L. Leslie, by deed from J. B. Downey, et al, as of record in Book 3336, page 599, said Register's Office.

The Seller agrees to clean house. The Seller guarantees the residence on said Lot No. 144 against any discrepancy or discrepancies due to faulty workmanship or materials, fixtures, or other components for a period of one year. The Sellers represent they are familiar with the soil conditions of this lot, are experienced homebuilders, and further state and represent that the soil on the lot will take overflow from the septic tank located thereon for a family of at least 5 persons and covenant and agree that if the septic tank and overflow field does not function in a manner satisfactory to Buyer, that for a period of two years subsequent to date of deed they will make changes and adjustments to bring the septic tank and overflow field to function to his satisfaction. This representation is a consideration inducing Buyer to purchase the said property and without which he would not have so agreed.

INITIALS
R.W.S.
M.G.S.
N.B.S.
D.S.
D.E.S.

PG 185