WARRANTY DEED

BOOK 3838 PAGE 493

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald B. Sharp (NAME:)	Fidelity Federal S.& L. Assn. (NAME:)	6D-58320
521 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	MAP 133
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PAP 66 M.P.

For and in Consideration of the sum of Twenty-four Thousand Four Hundred Fifty and No/100 ($24,450.00) *DOLLARS*

cash in hand paid by Donald B. Sharp and wife, Amaryllus H. Sharp, the receipt of which is hereby acknowledged,

We, C. W. Leming and wife, Pearlean T. Leming,

have bargained and sold, and by these presents do transfer and convey unto the said Donald B. Sharp and wife, Amaryllus H. Sharp, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 6th, formerly the 9th, Civil District of said County and State, described according to a survey made by Geo. W. Watkins, Surveyor, September 14, 1956, as follows:
Beginning at a point in the center of Paragon Mills Road at the northeast corner of a 2-acre tract of land conveyed to C. W. Leming and wife by deed from William Travis, of record in book 2540, page 103, Register's Office for said County; thence with the center of said road, north 51° 45' east 145 feet to an iron pin; thence south 55° east 568 feet to an iron pin; thence south 4° 45' west 145 feet to an 18-inch elm; thence south 21° west 13 feet; thence north 55° west 685 feet to the beginning, containing 2 acres, more or less. Being the same real property conveyed to C. W. Leming and wife, Pearlean T. Leming, by deed from Culley R. Holt and wife, of record in book 2962, page 175, Register's Office for said County.

Together with such rights and privileges as the grantors herein may have under an agreement executed by Radnor Water Company and Culley R. Holt and wife, not of record.

This conveyance is made subject to a building setback line with existing buildings as shown on survey of premises made by Geo. W. Watkins, Surveyor, September 14, 1956; rights of adjacent owners and other parties to a well as set out and described in partition deed of record in book 195, page 482, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in deed of record in book 2595, page 350, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 521 Paragon Mills Road (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald B. Sharp and wife, Amaryllus H. Sharp, their *heirs and assigns, forever.*

And we *do covenant with the said* Donald B. Sharp and wife, Amaryllus H. Sharp *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 taxes for the year 1964 which are prorated.

And we, C. W. Leming and wife, Pearlean T. Leming, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Donald B. Sharp and wife, Amaryllus H. Sharp, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 23rd *day of* November, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C W Leming

Pearlean T. Leming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named C. W. Leming and wife, Pearlean T. Leming,

the bargainors, 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 2 day of December, 1964.

Alice McMahon, Notary Public.

Commission Expires April 25, 1966

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

DO NOT PUBLISH
18146

WARRANTY DEED

#24,450.00

FROM

C. W. Leming, et ux

TO

Donald B. Sharp, et ux

BOOK 3838 PAGE 496

STATE TAX $ 36.45
PROBATE 50
TOTAL $ 37.45

DEC 4 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 4 - 1964

60869

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 4 1 03 PM '64

NOTE ... 116 PAGE 524
RECORDING ... 2.00
DEP. REG. ...

26.95

DOCUMENTARY

of

Company