WARRANTY DEED

BOOK 3843 PAGE 780

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie M Steakley	Willie M. Steakley	Map 104-5
(NAME)	(NAME)	Par. 275
3615 Meadowbrook	3615 Meadowbrook Ave	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn	Nashville Tenn	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

M.C.

For and in Consideration of the sum of Eleven Thousand, Five Hundred and No/100 ($11,500.00)----------*DOLLARS* cash in hand paid, received from Willie M. Steakley and wife, Mable Steakley, receipt of which is hereby acknowledged, and other good and valuable consideration, I, H. CLYDE HALE, Executor, pursuant to Item Third of the Will of Nellie Vernona Leverton, Deceased, of record in Will Book 81, page 183, Probate Court of Davidson County, Tennessee,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Willie M. Steakley and wife, Mable Steakley, 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 the westerly part of the northerly part of lot No. 449 on the Plan of the Richland Realty Company's Division "C" as of record in Book 421, page 31, Register's Office for said County, described as follows:

Beginning on the southerly margin of Meadowbrook Avenue at the corner of lots Nos. 449 and 450; thence south 4-1/2° east 77-1/2 feet to a stake; thence south 6-1/2° east 146 feet to the northeast corner of the property conveyed to Vauda M. Garner by deed from Nellie Vernona Leverton, of record in Book 2743, page 553, said Register's Office; thence with Garner's northerly line north 88° 16' west 69 feet to a point in the easterly margin of an alley which is 17.8 feet south of the southeast corner of lot No. 445; thence with said alley northerly 17.8 feet to the southeast corner of lot No. 445; thence with the line between lots Nos. 445 and 449 northerly 200 feet, in all, 217.8 feet to the southerly margin of Meadowbrook Avenue; thence with said Avenue easterly 60 feet to the beginning.

Being part of the real property conveyed to Foster Leverton and wife, Nellie Vernona Leverton, by deed from Louis H. Smith and wife, dated March 11, 1926, filed March 11, 1926, and recorded in Book 714, page 5, said Register's Office, both of said grantees having since died, the said Foster Leverton having predeceased his wife who died testate.

This is unimproved ( ) improved (X) property, known as 3615 Meadowbrook Avenue, Nashville, Tennessee
(House Number) (Street) 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 Willie M. Steakley and wife, Mable Steakley their *heirs and assigns, forever.*

And I *do covenant with the said* Willie M. Steakley and wife, Mable Steakley *that* I am *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 current year, and public utility sewer easement.

And I *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Willie M. Steakley and wife, Mable Steakley, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 17th *day of* December, *19* 64., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nikayde Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R. E. Edwards, *a Notary Public in and for said County and State, the within named* H. Clyde Hale

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

Witness my hand and official seal at Nashville, *Tennessee, this* 17th *day of* December, *19* 64.

R. E. Edwards, *Notary Public.*

Commission Expires Commission Expires May 20, 1968

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.....

STATE TAX $ 1.25
PROBATE 50
TOTAL $ 1.75

DEC 18 1964

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

PAID DEC

WARRANTY DEED

FROM

Hardy C. Kelly

TO

Hardy Kelly, Nashville, Tn

62477

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 18 1 14 PM '64

RECORDED 110-2-57 597

DEP. REG. 2

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE