WARRANTY DEED

BOOK 3864 PAGE 353

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	Wm. Earl O'Neal	5D-73385
(NAME:)	(NAME:) Cane Ridge Road	Map 182
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee	Par. 22
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------

TEN and no/100 ($10.00) ---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by William Earl O'Neal and wife, Jo Ann E. O'Neal of the unpaid balance of deed of trust executed by Ben C. Leverette and wife, Sarah B. Leverette, to Bill Frost, Trustee, as of record in Book 3852, page 675, Register's Office for Davidson County, Tennessee, to secure one note dated January 13, 1965, payable to Gary Haynes, for the sum of $8,000.00, payable February 1, 1967, with interst at 6% per annum, payable monthly beginning May 1, 1965,

we, Ben C. Leverette and wife, Sarah B. Leverette,

have bargained and sold, and by these presents do transfer and convey unto the said William Earl O'Neal and wife, Jo Ann E. O'Neal,

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 5th Civil District of Davidson County, Tennessee, and described according to a copy of a survey made by George W. Watkins, Surveyor, August 14, 1957, as follows:

BEGINNING at a spike set in the center line of Cane Ridge Road said beginning point being the northeast corner of the property owned by the Davidson County Board of Education by deed of record in Book 381, page 600, Register's Office; thence north 35° 45' west 1078 feet to a spike in the center of Cane Ridge Road; thence south 0° 45' west 940 feet to a point; thence south 84° 30' east 472.4 feet to an iron pin; thence north 59° east 199 feet to the point of beginning.

Being the same property conveyed to Ben C. Leverette and wife, Sarah B. Leverette, by deed from Joe P. Binkley, et al, as of record in Book 3534, page 197, said Register's Office.

This is { unimproved / improved } property, known as ..... (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 William Earl O'Neal and wife, Jo Ann E. O'Neal, their *heirs and assigns, forever.*

And we *do covenant with the said* William Earl O'Neal and wife, Jo Ann E. O'Neal *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 the abovementioned deed of trust.

And we, Ben C. Leverette and wife, Sarah B. Leverette, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William Earl O'Neal and wife, Jo Ann E. O'Neal, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20 *day of* February, *1965, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ben C. Leverette

Sarah B Leverette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named Ben C. Leverette and wife, Sarah B. Leverette,

the bargainor, 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 20 day of February, 19 65.

L. W. Carney, Notary Public.

Commission Expires February 16, 1969

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.....

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STATE TAX $ 12.75
PROBATE 50
TOTAL $ 13.25

FEB 25 1965

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

PAID FEB 25 1965

Please mail to Nixon Kent Company, 2535 Franklin Road, Nashville, Tennessee

70388

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 25 2 52 PM '65

NOTED: BOOK 111 PAGE 107
RECORDING FEE $ 2.50
DEP. REG. ----

WARRANTY DEED

FROM

WILLIAM EARL O'NEAL, et ux

TO

BEN C. LEVERETTE, et ux

DOCUMENTARY 55 55

Complimenta of

:ty Title Company

A Division of

:ty Title Insurance Company

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

Andrew D. Tanner, Attorney