This instrument was prepared by John G. Doak, Attorney
Firm of WARFIELD & ENTREKIN, Attorneys, American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 3890 PAGE 195

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Neal (NAME:)	DOBSON & JOHNSON (NAME:)	26W 8605
229 Leonard Avenue (STREET ADDRESS OR ROUTE NUMBER)	3RD NATIONAL BANK BLDG (STREET ADDRESS)	MAP 104-13
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	NASHVILLE 3 TENN. (CITY) (ZONE) (STATE)	PAR 67 M. P.

For and in Consideration of the sum of TEN AND NO/100---------- ($1000) ----------*DOLLARS*

cash in hand paid by Robert A. Neal and wife, Patricia T. Neal, and other good and valuable considerations, receipt of all of which is hereby acknowledged, and the agreement by Robert A. Neal and wife, Patricia T. Neal, to assume the unpaid balance of a note in the original amount of $17,750.00, said note is secured by a Deed of Trust to Albert William Johnson, Trustee, of record in Book 3810, page 856, Register's Office for Davidson County, Tennessee.

We, James R. Hammett and wife, Peggy H. Hammett,
have bargained and sold, and by these presents do transfer and convey unto the said Robert A. Neal and wife, Patricia T. Neal, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND at 229 Leonard Avenue, in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 35 on the Map of the Bransford Realty Company's Subdivision of Lots Nos. 6 to 23 inclusive in Block "G" of Whitland Realty Company's Subdivision, the plan of which is of record in Book 547, page 53, Register's Office for said County, described as follows:

SAID part of Lot No. 35 fronts 55 feet on the west side of Leonard Avenue (now a 50 foot street, but formerly a 70 foot street) and extends back in a westerly direction between parallel lines 210 feet to a dead line.

BEING the same real property conveyed to James R. Hammett and wife, Peggy H. Hammett, by deed from Etta Schwartz, a widow, of record in Book 3810, page 852, said Register's Office.

This is unimproved { } improved { } property, known as 229 Leonard 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 Robert A. Neal and wife, Patricia T. Neal, their *heirs and assigns, forever.*

And we *do covenant with the said* Robert A. Neal and wife, Patricia T. 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 a Deed of Trust of record in Book 3810, page 852, said Register's Office.

And we, James R. Hammett and wife, Peggy H. Hammett, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert A. Neal and wife, Patricia T. Neal, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 13th *day of* May, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James R Hammett
JAMES R. HAMMETT

Peggy H. Hammett
PEGGY H. HAMMETT

TITLE INSURANCE MEMO
Subject to Typing of Printing in This

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann B. Beaver, a Notary Public in and for said County and State, the within named Peggy H. Hammett

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

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 1965.

Ann B. Beaver, Notary Public.

Commission Expires April 18, 1967

STATE OF Ohio
COUNTY OF Wayne

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

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 Wooster, Ohio, this 10th day of May, 1965.

Kenneth D. Rufner, Notary Public.

KENNETH D. RUFNER, Notary Public
In and for Wayne County, Ohio
My commission expires Sept. 9, 1967

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 $ 28.65
PROBATE .50
TOTAL $ 29.15

MAY 13 1965

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

PAID MAY 13 1965

80475

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 13 2 25 PM '65

NOTED: BOOK 111 PAGE 566
RECORDING FEE $ 2.25
DEP. REG. 20

Mail

EDWIN B. RASKIN
BUSINESS AND REAL ESTATE BROKER
REALTORS
415 CHURCH STREET
NASHVILLE, TENN.
PHONE 255-8781

WARRANTY DEED

FROM

James R. Hammett and wife,

Peggy H. Hammett

TO

Robert A. Neal and wife,

Patricia T. Neal