WARRANTY DEED

BOOK 3895 PAGE 65

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Leffew et ux.	James C. Leffew	W12-425
(NAME:)	(NAME:)	
4208 Elkins Avenue	4208 Elkins Avenue	MAP 91-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 197
Nashville, Tennessee	Nashville, Tennessee	RJB
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eight Thousand and no/100 ----------

----------($8,000.00)---------- *DOLLARS*

of which $1,000.00 has been paid in cash by James C. Leffew and wife, Ruth Lee Leffew, the receipt of which is hereby acknowledged, and for the remainder the said James C. Leffew and wife have executed their promissory note of even date herewith in the amount of $7,000.00, payable to the order of W. A. Austin on September 1, 1965, and bearing no interest, to secure the payment of which a lien is hereby expressly retained,

I, W. A. Austin, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said James C. Leffew and wife, Ruth Lee Leffew, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Block No. 2 on the plan of Charlotte Park Company's First Addition to Nashville, as of record in book 57, page 103, Register's Office for said County, described as follows:

Beginning on the northerly margin of Elkins Avenue, formerly Second Avenue, 60 feet east of the easterly margin of 43rd Avenue North, formerly Second Street; thence with the northerly margin of said Elkins Avenue, eastwardly 40 feet; thence at right angles, northwardly 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 40 feet; thence at right angles, southwardly 150 feet to the beginning.

Being the same real property conveyed to W. A. Austin by deed from Rosa Mae Rollins, of record in book 3792, page 863, said Register's Office.

unimproved ( )
This is 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 James C. Leffew and wife, Ruth Lee Leffew, their .....*heirs and assigns, forever.*

And I *do covenant with the said* James C. Leffew and wife, Ruth Lee Leffew, *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 taxes for 1965 which are to be paid by the grantees.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James C. Leffew and wife, Ruth Lee Leffew, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 10th *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.*

W. G. Preston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. B. Duncan, *a Notary Public in and for said County and State, the within named* W. A. Austin, unmarried,

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* 27 *day of* May, *19* 65.

H. B. Duncan *Notary Public.*

Commission Expires January 30 1967

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.....

Mail to Dickson County
4517 - Charlotte Pike.

WARRANTY DEED

FROM

W. A. Austin

TO

James C. Leffew et ux.

82235

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 26 4 23 PM '65

NOTED BOOK 111 PAGE 67
RECORDING FEE $ 2.50
DEP. REG. -----

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 12.00
PROBATE .50
TOTAL $ 12.50

MAY 21 1965

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

PAID MAY 26 1965