BOOK 4118 PAGE 825

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leroy Max Teagarden	Leroy Max Teagarden	6D-23405
(NAME:) 372 Lynn Drive	(NAME:) same	Map. 147-1
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn	(STREET ADDRESS)	Par. 2 PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eighteen Thousand Five Hundred and No/100 ---------- ($18,500.00) ---------- *DOLLARS*

of which $3,850.76 has been paid in cash by Leroy Max Teagarden and wife, Allene Duffer Teagarden, the receipt of which is hereby acknowledged, and for the remainder the said Leroy Max Teagarden and wife have assumed and agree to pay the unpaid balance of $14,649.24 of an original indebtedness of $15,950.00 secured by deed of trust of record in book 3350, page 553, Register's Office for Davidson County, Tennessee, and assigned in book 3378, page 133, said Register's Office,

We, Leo John Jordan, Jr. and wife, Catherine C. Jordan,

have bargained and sold, and by these presents do transfer and convey unto the said Leroy Max Teagarden and wife, Allene Duffer Teagarden, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 427 on the Plan of Caldwell Hall, Section VI, as of record in book 2900, page 148, Register's Office for said County.
Said lot fronts 83 feet on the north side of Lynn Drive and runs back 166.4 feet on the west line and 165 feet on the east line to a dead line in the rear on which it measures 71.3 feet.
Being the same real property conveyed to Leo John Jordan, Jr. and wife, Catherine C. Jordan, by deed from Terrence H. Cooksey and wife, of record in book 3941, page 28, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities and drainage, overhang easement, 30-foot building setback line from Lynn Drive, and conditions of owners certificate, as shown on plan of record in book 2900, page 148, said Register's Office; 10-foot drainage easement along the westerly side of premises as set out in book 3285, page 443, said Register's Office; restrictive covenants of record in book 1788, page 108, and book 3221, page 6, as amended in book 3251, page 543, said Register's Office.

This Instrument Was Prepared By

Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennesse.

unimproved ( )
This is improved (X) 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 Leroy Max Teagarden and wife, Allene Duffer Teagarden, their *heirs and assigns, forever.*

And we *do covenant with the said* Leroy Max Teagarden and wife, Allene Duffer Teagarden / *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 1967 which are prorated and assumed by grantees and by deed of trust as above set out.

And we

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Leroy Max Teagarden and wife, Allene Duffer Teagarden, their / *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 7th *day of* April, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leo John Jordan Jr.

Catherine C. Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. R. Grimes Jr., *a Notary Public in and for said County and State, the within named* Leo John Jordan, Jr. and wife, Catherine C. Jordan

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* 7th *day of* April, *19* 67.

L. R. Grimes, Jr., *Notary Public.*

Commission Expires 10/18/69.

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.....

WARRANTY DEED

FROM

Leo John Jordan, Jr., et ux

TO

Leroy Max Teagarden, et ux

66913

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

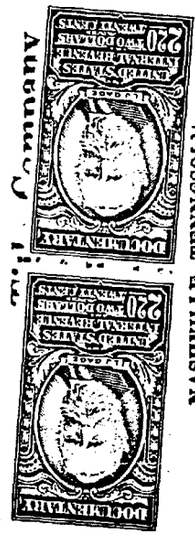
APR 7 2 40 PM '67

NOTE BOOK 116 PAGE 198

RECORDING FEE $ 2.00

DEP. REG. _____

Compliments of
Title Company
NASHVILLE, TENNESSEE



STATE TAX $ 2.75
PROBATE .50
TOTAL $ 3.25

APR 7 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID APR 7 1967