This instrument prepared by

Dewey W. Pedigo

Of the Law Firm Pedigo & Saindon, Stahlman Building, Nashville, Tennessee

BOOK 1204 PAGE 492

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifton E. Riat, et ux	Clifton E. Riat	12D-52440
(NAME:) 1132 Tuckahoe Drive	(NAME:) 1132 Tuckahoe Drive	Map 70-7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn., 37207	(STREET ADDRESS) Nashville, Tennessee 37207	Par. 82
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Three Thousand and No/100 ---------- ($3,000.00) ---------- *DOLLARS*

cash in hand paid by Clifton E. Riat and wife, Mary E. Riat, the receipt of which is hereby acknowledged,

We, T. J. Leslie and wife, Lula May Leslie

have bargained and sold, and by these presents do transfer and convey unto the said Clifton E. Riat and wife, Mary E. Riat, 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 12th, formerly the 21st, Civil District of said County and State, being parts of lots Nos. 41 and 42 on the Map of part of the Free Silver Plan, as of record in book 332, page 46, Register's Office for said County, shown as Parcel B-1 on a survey of said parts of said lots made by John M. Sullivan, County Surveyor, March, 1952, and described according to said survey, as follows:
Beginning in the center of West Trinity Lane at the northeast corner of the property conveyed to David E. Powell and wife by deed from David Powell and wife, of record in book 2138, page 377, said Register's Office; thence with said Powell's eastern boundary line, south 6° 49' east 459.3 feet to said Powell's southeast corner, being also a point in the northern boundary line of the property conveyed to Millard R. Taylor and wife by deed from David Powell and wife, of record in book 1908, page 410, said Register's Office; thence with said Taylor's northern boundary line, south 79° 58' east 159.5 feet to said Taylor's northeast corner; thence north 7° 01' west 551.3 feet to the center of said Lane; thence with same, south 65° 25' west 153 feet to the beginning.
Being the same real property conveyed to T. J. Leslie and wife, Lula May Leslie, by deed from Tom Resha and wife, of record in book 3341, page 476, said Register's Office.

This is improved ( ) unimproved ( ) 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 Clifton E. Riat and wife, Mary E. Riat, their *heirs and assigns, forever.*

And we *do covenant with the said* Clifton E. Riat and wife, Mary E. Riat *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.*

And we, T. J. Leslie and wife, Lula May Leslie *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clifton E. Riat and wife, Mary E. Riat, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* January, *19*68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,000.00

Affiant

Subscribed and sworn to before me, this the 12 day of January 1968

Notary Public

My Commission Expires: 5-10-71
(Affix Seal)

T. J. Leslie

Mrs. Lula May Leslie

DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* T. J. Leslie and wife, Lula May Leslie .....

.....

.....

*the within named bargainor*s*, 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* 12 *day of* January, *19* 68

.....Notary Public

Commission expires 5-10-71

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 .....

0 2 5 4 7

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 12 2 21 PM '68
NOTED: BOOK 118 PAGE 118
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 2.80
PRIVATE .50
TOTAL $ 3.30

JAN 12 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

G-152260

WARRANTY DEED

FROM

T. J. Leslie, et ux

TO

Clifton E. Riat, et ux

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE