This instrument was prepared by CLYDE P. HOLLAND, Attorney, Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4247 PAGE 847

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT W. LEONARD et ux (NAME)	First Federal Savings & Loan (NAME)	Assn.
5841 Merrimac Court (STREET ADDRESS OR ROUTE NUMBER)	4th & Uninn Streets (STREET ADDRESS)	Map 145-9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 59

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid by Robert W. Leonard and wife, Martha W. Leonard, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by Robert W. Leonard and wife, Martha W. Leonard to assume and agree to pay the unpaid balance of a loan in the original principal amount of $32,500.00 of record in book 4034, page 368, Register's Office for Davidson County, Tennessee.

Charles R. Mott, Jr., and wife, Edythe W. Mott

have this day bargained and sold, and do hereby transfer and convey unto the said Robert W. Leonard and wife, Martha W. Leonard, their

~~XXXXX~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Tyne Valley, Section VII, as of record in Book 3700, page 9, Register's Office for said County.

Said Lot fronts 139.87 feet on the northwesterly side of Merrimac Court, as measured around a curve and runs back 331 feet on the northeasterly line and 429.7 feet on the southwesterly line to a dead line in the rear on which it measures 305.10 feet.

BEING the same real property conveyed to Charles R. Mott, Jr., and wife, Edythe W. Mott by deed from Haury & Smith Contractors, Inc. and recorded in Book 4034,page 364, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions of record in book 3899, page 262, Register's Office for Davidson County, Tennessee and ten-foot public utility and drainage easement, utility anchor easements, and conditions of owners ceretificate as shown on plan of record in book 3700, pag 9, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45 900.00

Subscribed and sworn to before me, this the 1st day of July 19 68

Affiant

My commission expires: May 3, 1970 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 5841 Merrimac Court (House Number) (Street) Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robert W. Leonard and wife, Martha W. Leonard, their

~~XXXXX~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for current taxes and a deed of trust of record in book 4034, page 368, Register's Office for Davidson Co.,Tenn.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert W. Leonard and wife, Martha W. Leonard their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* July, 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.*

Charles R. Mott Jr.
CHARLES R. MOTT, JR.

Edythe W. Mott
EDYTHE W. MOTT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Charles R. Mott, Jr. and wife, Edythe W. Mott .....

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* 1st *day of* July, *19* 68

Edythe W. Mott
Notary Public

Commission expires May 3, 1970

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* ....., *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

CHARLES R. MOTT, JR., et ux

TO

ROBERT W. LEONARD et ux

A 03702

IDENTIF. REFERENCE

JUL 2 8 49 AM '68

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JUL-28 CONV 45,900.00
JUL-28 S'TAX A* 119.34
JUL-28 PR'FEE A* .50
JUL-28 W'DEED A* 3.00 * 122.84

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

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

Warfield, Entrekin & Jones
19th Floor - 3rd Nat'l Bank Bldg.
Nashville, Tenn.