BOOK 4249 PAGE 842

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie Alan Falk	same	16DA-3685
(NAME)	(NAME)	Map 117-12
1476 Clairmont Place		Par. 83
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-one Thousand and no/100 - - - - - - - - - - - - -
($31,000.00) - *Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged,

We, L. Buchanan Loser and wife, Doris Palmer Loser

have this day bargained and sold, and do hereby transfer and convey unto the said

Leslie Alan Falk and wife, Joy Hume Falk, their

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

Being part of lot No. 1 of block "A" on the plan of Galecrest No. 2, as of record in book 843, page 30, Register's Office for said County, described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, June 29, 1937, as follows: Beginning at the southwest intersection of Clairmont Avenue and Woodmont Avenue, being the northeast corner of lot No. 1; thence westwardly, with the southerly margin of Woodmont Avenue, 109 feet to the northeast corner of the land conveyed to Charles L. Rathburn and wife by deed from M. G. Horkins, Trustee, of record in book 1031, page 94, said Register's Office; thence with Rathburn's easterly line, southwestwardly 119 feet 6 inches to a point 5 feet east of the line between lots Nos. 1 and 2, being Rathburn's southeast corner; thence southeastwardly 131 feet to a point on the westerly margin of Clairmont Avenue; thence with the margin of the same, northeastwardly 162 feet to the beginning.
Being the same property conveyed to L. Buchanan Loser and wife, Doris Palmer Loser, by deed from C. A. Davis and wife, of record in book 1315, page 217, said Register's Office.

This Instrument Was Prepared By
Ph. W. P. Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 31,000.00

Subscribed and sworn to before me, this the 9th day of July 19 68

L. Buchanan Loser
Affiant

My commission expires: April 26, 1970 (Affix Seal)

Alice McMahon
Notary Public

This is unimproved ( ) improved (X) property, known as 1476 Clairmont Place, Nashville, Tennessee
(House Number) (Street) 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

Leslie Alan Falk and wife, Joy Hume Falk, their

(~~XXXXXX~~),

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 taxes for 1968, which are prorated and assumed by purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Leslie Alan Falk and wife, Joy Hume Falk, their

(~~XXXXXX~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 29th *day of* June, 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.*

L. Buchanan Loser

Doris Palmer Loser

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State,* L. Buchanan Loser and wife, Doris Palmer Loser

the within named 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* 9th *day of* July, *19* 68.

Alice M. McMahon
Notary Public

ALICE McMAHON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires April 26, 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____, *being authorized so to do, executed the foregoing instrument for the purposes 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 _____

C-19872

WARRANTY DEED

FROM

L. Buchanan Loser et ux.

TO

Leslie Alan Falk et ux.

Return to
GUAR. TITLE

A 0 4 6 1 1

IDENTIF. REFERENCE

JUL 10 11 25 AM '68

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL 10 68 CONV 31,000.00
JUL 10 68 S'TAX A* 80.60
JUL 10 68 PR'FEE A* .50
JUL 10 68 W'DEED A* 3.00 * 84.10

Compliments of

Guaranty Title

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