WARRANTY DEED

BOOK 4287 PAGE 227

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Leo Eckhardt Realty Co., Inc. (NAME)	Dobson & Johnson, INc. (NAME)	Map 130-1
	J.C. Bradford Building	Par. 21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Leo Eckhardt Realty Company, Inc., and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration this conveyance is made subject to the unpaid balance of $15,387.78 of an original indebtedness of $16,200.00, secured by deed of trust of record in book 3920, page 274, Register's Office for Davidson County, Tennessee,

We, R. J. Menefee and wife, Lucy Hays Menefee

have this day bargained and sold, and do hereby transfer and convey unto the said Leo Eckhardt Realty Company, Inc., their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 75 on the Plan of West Meade Farms, Section 3, as of record in book 1835, page 4, Register's Office for said County, described as follows:
Beginning on the southwesterly margin of Keyway Drive at the corner of lots Nos. 74 and 75; thence with the line between said two lots, southwestwardly 158.7 feet to the corner of lots Nos. 75 and 76; thence with the line between said two lots, southeastwardly 107.1 feet to the northwesterly margin of Harding Road; thence with said Road, northeastwardly 122.7 feet to the beginning, of a curve; thence around said curve with a radius of 25 feet, northwestwardly 39.6 feet to the southwesterly margin of Keyway Drive; thence with said Drive, northwestwardly 95 feet to the beginning.
Being the same property conveyed to R. J. Menefee and wife, Lucy Hays Menefee, by deed from Ray L. Burr and wife, of record in book 4281, page 433, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along the southerly line of premises, 40-foot building setback line from Keyway Drive, 20-foot building setback line from Harding Road, and conditions of owners certificate as shown on plan of record in book 1835, page 4, said Register's Office, and to restrictive covenants of record in book 1851, page 258, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the ____ day of ____, 19__

Affiant

My commission expires: My Commission Expires April 21, 1971

Notary Public

This is ( ) unimproved ( ) improved property, known as 101 Keyway Drive, (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 Leo Eckhardt Realty Company, Inc., their

(successors), 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 by deed of trust as above set out.

WE *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Leo Eckhardt Realty Company, Inc., their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 1 *day of* [illegible], 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared by
[illegible]
Of The Law Firm Pe[illegible]go & [illegible]
tahlm n Buildin[illegible] [illegible]as[illegible]ville, Tenn[illegible]

R. J. Menefee
[illegible]

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *, a Notary Public and for said County and State,* R. J. Menefee and wife, Lucy Hays Menefee

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, *this* [illegible] *day of* [illegible] *, 19*[illegible]

[illegible] *Notary Public*

Commission expires My Commission Expires April 21, 1971

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 .....

NOV 18 CONV 18,900.00
NOV 18 S'TAX A* 49.14
NOV 18 PR'FEE A* .50
NOV 18 W'DEED A* 3.00 * 52.64

WARRANTY DEED

FROM
R. J. Menefee, et ux
TO
Leo Eckhardt Realty Company, Inc.

120333

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NOV 18 8 27 AM '60

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg. – 3rd & Union
Third & Union
Phone 256-2656
NASHVILLE TENNESSEE