BOOK 4295 PAGE 555

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible] R.L.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 1968.

Notary Public

MY COMMISSION EXPIRES: May 5, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney, 1720 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. LeRoy, et ux (NAME)	Nashville Mortgage & Realty (NAME)	Map 84-13
2135 Dearborn Drive (STREET ADDRESS OR ROUTE NUMBER)	304 - 2nd Ave. No. (STREET ADDRESS)	Par. 20
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37201 (CITY) (STATE) (ZIP)	3D 42600

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sarah C. Mastbrook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. LeRoy and wife, Pauline LeRoy,

HEREINAFTER CALLED THE GRANTEES, 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. 95 on the Plan of Donelson Hills, as of record in Book 2331, page 22, and 23, Register's Office for said County.

Said lot fronts 100 feet on the southeasterly side of Dearborn Drive and runs back 147.7 feet on the northeasterly line and 185.9 feet on the southwesterly line to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Sarah C. Mastbrook by deed from Betty P. Selph, a widow, as of record in Book 3854, page 564, Register's Office for said county.

This conveyance is made subject to restrictive covenants of record in Book 2396, page 365, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2135 Dearborn Drive, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of December, 1968

Sarah C. Mastbrook
Sarah C. Mastbrook

BOOK 4295 PAGE 556

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Sarah C. Mastbrook

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of December 19 68.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

File:
Nashville Mortgage & Realty

WARRANTY DEED

FROM
Sarah C. Mastbrook

TO
Robert J. LeRoy and wife,

Pauline LeRoy

MAIL TAX: [illegible]

A 2 4 6 1 4

IDENTIF. REFERENCE

DEC 19 3 26 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 19 68	CONV	17,000.00			
DEC 19 68	S'TAX		B*	44.20	
DEC 19 68	PR'FEE		B*	.50	
DEC 19 68	W'DEED		B*	3.00	* 47.70