This LEON GILBERT [illegible]

7th FLOOR THIRD NAT'L BK. BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 4301 PAGE 960

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JOHN F. SPERRY, TRUSTEE (NAME)	JOHN F. SPERRY, TRUSTEE (NAME)	15W 02340
(STREET ADDRESS OR ROUTE NUMBER)	141 Vaughns Gap Road (STREET ADDRESS)	93-15 310
(CITY) (P. O. ZONE) (STATE)	Nashville (37205) Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN THOUSAND AND NO/100 ($10,000.00) *Dollars,*

cash in hand paid by John F. Sperry, Trustee, to Leon Gilbert, receipt of which is hereby acknowledged, I, the said Leon Gilbert, a single man,

have this day bargained and sold, and do hereby transfer and convey unto the said John F. Sperry, Trustee, with full power to mortgage, sell, lease, transfer and convey without the joinder of any beneficiary, his

(successors), heirs and assigns,

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

Being the southerly 10 feet of Lot No. 3 and the northerly 30 feet of Lot No. 4 in Paul's Elysian Grove Plan of Lots, as of record in Plan Book 1, page 134, Chancery Court at Nashville.

Said parts of Lots Nos. 3 and 4 together front 40 feet on the westerly side of 2nd Avenue South, formerly Market Street, and run back between parallel lines 135 feet, more or less, to an alley.

Being the same property conveyed to the undersigned Leon Gilbert by deed from Elkin Garfinkle, Trustee, of record in Book 2332, page 263, R. O. D. C., Tenn., to which reference is here made.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 15th day of January, 1969. 19

Affiant: Leon Gilbert

My commission expires: 1/31/71 (Affix Seal)

Notary Public: Nancy Edwards

This is unimproved (XX) improved property, known as 1007 Second Avenue, S., 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 John F. Sperry, Trustee, his *(successors),*

heirs and assigns forever. I *covenant that* I am *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 1969 tax which is to be paid by John F. Sperry, Trustee.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* John F. Sperry, Trustee, his

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

Witness my *hand this* fifteenth *day of* January, 1969 *, 19 , the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Leon Gilbert

LEON GILBERT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy Edwards, *a Notary Public in and for said County and State,* LEON GILBERT,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 15th *day of* January, 1969. *, 19....*

Nancy Edwards *Notary Public*

Commission expires 1/21/71

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.....

JAN15'69 CONV 10,000.00
JAN15'69 S'TAX B* 26.00
JAN15'69 PR'FEE B* .50
JAN15'69 W'DEED B* 3.00 * 29.50

WARRANTY DEED

FROM
LEON GILBERT
TO
JOHN F. SPERRY, TRUSTEE

426964

IDENTIF. REFERENCE

JAN 15 12 53 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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