This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 208676

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 59-14 Pcl. 48	Mr/Mrs. Richard T. Brown	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee 37201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
13D-19765	3003 W. Hamilton Road	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JAMES CLYDE LEAVER and wife, LAURA H. LEAVER,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RICHARD T. BROWN and wife, INEVA M. BROWN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 255 on the Plan of Section III, Treppard Heights, as of record in Book 2663, page 116, and described as follows:

Beginning at a point in the easterly margin of West Hamilton Avenue, at the corner of Lots Nos. 255 and 256; thence with said Avenue, northerly 32.87 feet to a monument; continuing with said Avenue around a curve to the right, northeasterly 190.9 feet to a spike in pavement; thence along a curve in a easterly direction 31.41 feet to a monument in the southwesterly margin of Buena Vista Pike; thence with said Pike, in a southeasterly direction 174 feet more or less to a point in the approximate center of Whites Creek; thence with the center of said creek in a southerly direction 102 feet more or less to a corner of Lots Nos. 255 and 256; thence with the line between said lots, in a westerly direction 223.6 feet more or less to the beginning.

Being the same property conveyed to James Clyde Leaver and wife, Laura H. Leaver, by deed from J. T. Murphree, et al, as of record in Book 3373, page 347.

This conveyance is made subject to: (1) Easement granted Southern Bell Tel. and Tel. Co., of record in Book 895, page 198; (2) Easement granted U.S.A. for power lines as of record in Book 2864, page 28; (3) Restrictions of record in Book 2752, page 213, amended in Book 2797, page 183.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1969 taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 19th day of March, 1969.

Laura H Leaver
Laura H. Leaver

James Clyde Leaver
James Clyde Leaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4320 PAGE 541

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named James Clyde Leaver and wife, Laura H. Leaver, the 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, the 19th day of March, 1969.

My commission expires: July 26, 1970

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,750.00

Richard T. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

A 35076

IDENTIF. REFERENCE

MAR 26 10 42 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF: db

FROM
JAMES CLYDE LEAVER and wife

TO
RICHARD T. BROWN and wife

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAR 26 69 CONV 12,750.00
MAR 26 69 S'TAX A* 33.02
MAR 26 69 D'DFEE 50
MAR 26 69 W'DEED and A* 3.00 * 36.52

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public