FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,647.50

Floyd Smith Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March 1969.

H. Stanley Allen
Notary Public

MY COMMISSION EXPIRES: 11/18/70
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
H. Stanley Allen, Jr., 612 Commerce Union Bank, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Leaver et ux (NAME)	United Mortgagee Service, Inc. (NAME)	Map 105 11
438 Wingrove Avenue (STREET ADDRESS OR ROUTE NUMBER)	444 James Robertson Parkway (STREET ADDRESS)	Par.41
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Floyd Smith Maxwell and wife, Dorothy Sue Maxwell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Leaver and wife, Laura Leaver

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:

Land in Davidson County, Tennessee, being part of Block "C"on the Plan of the partition of the Mary E. Hamilton lands of record in Plan Book 2, page 94, Chancery Court at Nashville, being Lot No. 15 on the Unrecorded plan of said Block "C" and parts of Blocks "A" and "B" of the Mary E. Hamilton Land described according to a survey made by John M. Sullivan County Surveyor, January 25, 1947, as follows:
BEGINNING on the northerly margin of Wingrove Avenue at the southwest corner of property conveyed to Robert Casy Pritchett and wife, by deed from James Frank Jones and wife, of record in Book 1642, page 199, Register's Office for Davidson County, Tennessee; thence with Pritchett's westerly line, northwardly 150.2 feet; thence north 86° 59' west 50 feet to the corner of Lots Nos. 14 and 15; thence with the line between said lots Nos. 14 and 15, southwardly 150.3 feet to the northerly margin of said Wingrove Avenue; thence with same, eastwardly 50 feet to the beginning. Being the same property conveyed to Floyd Smith Maxwell and wife, Dorothy Sue Maxwell, by deed from Hillwood Realty Company of record in Book 3619, page 197, said Register's Office.

Grantees, James Leaver, and wife, Laura Leaver, assume grantors' mortgage to United Mortgagee Service Inc. as evidenced by deed of trust of record in Book 3654, page 35, Register's, Davidson County, Tennesseee.

This is unimproved (x) improved ( ) property, known as 438 Wingrove Avenue, Nashville, Tennessee
(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 our hand s this 26th day of March, 19 69

Floyd Smith Maxwell

Dorothy Sue Maxwell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, H. STANLEY ALLEN, JR., a Notary Public in and for said County and State, the within named Floyd Smith Maxwell and wife, Dorothy Sue Maxwell

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 26th day of March 1969

Commission expires 11/15/70

H. Stanley Allen
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

WARRANTY DEED

FROM
Floyd Smith Maxwell et ux

TO
James Leaver et ux

A 35131

IDENTIF. REFERENCE

MAR 26 1 58 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 26 69	CONV	*9,887.80				
MAR 26 69	S'TAX		B*	25.74		
MAR 26 69	PR'FEE		B*	.50		
MAR 26 69	W'DEED		B*	3.00	*	29.24