WARRANTY DEED

BOOK 4331 PAGE 76

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Homer Key Leonard et ux (NAME)	Murphree Mortgage Company (NAME)	75-5
304 Bonnavue Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Pcx. 7
Hermitage Tenn 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ($10.00) DOLLARS, cash in hand paid by Grantees, Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of Grantees assuming and agreeing to pay balance owing to Murphree Mortgage Company, secured by Deed of Trust of record in Book 4024, page 458, Register's Office for Davidson County, Tennessee,

we, Carl D. Jones and wife, Bonnie L. Jones,

have this day bargained and sold, and do hereby transfer and convey unto the said

Homer Key Leonard and wife, Amalia P. Leonard,

their (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 690 on the Plan of Hermitage Hills Subdivision, Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 690 fronts 92.02 feet on the curving northeasterly margin of Bonnavue Drive and runs back between lines, measuring 148.2 feet on the westerly line and 138.45 feet on the easterly line to a dead line in the rear, measuring 71.3 feet thereon.

Being the same property conveyed to Carl D. Jones and wife, Bonnie L. Jones, by deed from Charles B. Cates and wife, Melba L. Cates, of record in Book 4159, page 313, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18,800.00

Subscribed and sworn to before me, this the 28 day of April 1969

Affiant

My commission expires: My Commission Expires Oct. 31, 1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 304 Bonnavue Drive, Hermitage, Tennessee 37076
(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

Homer Key Leonard and wife, Amalia P. Leonard,

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 for abovementioned deed of trust which has been assumed by Grantees.

We further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said real estate to said Homer Key Leonard and wife, Amalia P. Leonard, their

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

Witness our hand s this 23 day of April, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Carl D. Jones

Carl D. Jones

Bonnie L. Jones

Bonnie L. Jones

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersihned, *a Notary Public in and for said County and State,* Carl D. Jones and wife, Bonnie L. Jones,

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, *Tennessee, this* 23 *day of* April, *19* 69

Billy J. Tisdale
Notary Public

Commission expires My Commission Expires Oct. 31, 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 .....

MAY-7	CONV	18,800.00				
MAY-7 S'TAX			A*	48.88		
MAY-7 PR'TEE			A*	.50		
MAY-7	W'DEED		A*	3.00	*	52.38

WARRANTY DEED

FROM CARL D. JONES et ux

TO HOMER KEY LEONARD et ux

A 39687

IDENTIF. REFERENCE

MAY 7 8 57 AM '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

Please return to NIXON-KENT CO. 2535 Franklin Rd. Nashville, Tenn. 37204