WARRANTY DEED

BOOK 4318 PAGE 173

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Russell B. Legate (NAME)	Owner (NAME)	Map. 146 15
5205 Overton Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pac. 166
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	cut

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, C. C. Simpson, a widower

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

Russell B. Legate and wife, Pearl L. Legate

their ~~XXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Haileywood Estates, Section III, as of record in Book 2330, page 58, Register's Office for said County.

Said Lot No. 46 fronts 88 feet on the west side of Overton Road and runs back between lines 190 feet on the south line and 257 feet on the north line to a dead line in the rear on which it measures 114.6 feet.

Being the same property conveyed to C. C. Simpson and wife, Ada S. Simpson by deed from William G. Munro and wife, Mary D. Munro of record in Book 2810, page 189, Register's Office for Davidson County, Tennessee. The said Ada S. Simpson having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,250.00

Subscribed and sworn to before me, this the 7th day of July 1969

Affiant Russell Bauman Legate

My commission expires: 5/10/70 (Affix Seal)

Notary Public Nellie T. Weimar

This is unimproved ( ) improved ( ) property, known as ..... (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

Russell B. Legate and wife, Pearl L. Legate

their ~~XXXXXX~~ 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.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said

Russell B. Legate and wife, Pearl L. Legate, their ~~XXXXXX~~ heirs), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 8th day of July, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

C. C. Simpson

This Instrument Was Prepared By

Phillip Saindon (ph)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* C. C. Simpson

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* 8th *day of* July, *19* 69

Nellie T. Weimar, *Notary Public*

Commission expires 5/10/70

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 .....

JUL-9	CONV	19,250.00			
JUL-9	S'TAX		C*	49.92	
JUL-9	PR'FEE		C*	.50	
JUL-9	DEED		C*	3.00	* 53.42

OAKES AND SMITH REALTY CO., INC.

WARRANTY DEED

FROM

C. C. SIMPSON, a widower

TO

RUSSELL B. LEGATE, ET UX

A 46938

IDENTIF. REFERENCE

JUL 9 8 31 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 256-2636
NASHVILLE, TENNESSEE

PEDIGO & SAINDON