This Instrument Prepared by: [signature] Atty.
4705 Gallatin Road
Nashville Tennessee 37216

WARRANTY DEED

BOOK 4360 PAGE 297

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Harris (NAME)	Kimbrough-Phillips Company (NAME)	Map 51-3
916 Cayce Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Pkwy. (STREET ADDRESS)	Par. 154
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of TEN AND NO/100 - (\$10.00) - *DOLLARS*

and other valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming, promise to pay the unpaid indebtedness of one note dated November 15, 1954 payable to Kimbrough-Phillips Company, and secured by a Deed of Trust of record in Book 2354, page 29, R.O.D.C.T., with the grantees promising to hold the grantors harmless from the same. Lenard Ray Wade and wife, Frances T. Wade, *have bargained and sold, and by these presents do transfer and convey unto the said* Leonard Harris and Wife Estella W. Harris ~~their~~, 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 Lot No. 54 on the Map of Stratton Heights, as of record in Book 1835, page 13, Register's Office for said County.

Said Lot No. 54 fronts 70 feet on the West side of Cayce Drive, and runs back 158.6 feet on the North line, and 166.2 feet on the South line, to a dead line on which it measures 90 feet.

Being the same property conveyed to Lenard Ray Wade and wife, Frances T. Wade, by deed from Lloyd G. Bailey and wife, Virginia Rowland Bailey, of record in Book 2541, page 383, Register's office for Davidson County, Tennessee.

Being subject to restrictive covenants contained in instruments of record in Book 1875, page 483, and Book 1875, page 396, said Register's Office. Also subject to easement and setback lines as per the Plan of record in Book 1835, page 13, R.O.D.C.T.

This is unimproved ( ) / improved (X) property, known as 916 (House Number) Cayce Drive (Street) P. O. Address: Goodlettsville, Tenn. (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee(s) *heirs and assigns, forever.*

And we *do covenant with the said* grantee(s) *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.*, except as above. Taxes to be prorated.

And we, the grantors *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee(s) *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 15th *day of* August, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Lenard Ray Wade and wife, Frances T. Wade

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* 15 *day of* August *19* 69

My Commission Expires Nov. 20, 1972 *Notary Public*

Commission expires

	AUG27'69	CONV	12,500.00			
	AUG27'69	S'TAX		A*	32.50	
	AUG27'69	PR'FEE		A*	.50	
STATE OF TENNESSEE } COUNTY OF DAVIDSON }	AUG27'69	W'DEED		A*	3.00	* 36.00

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 .....

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the rproperty transferred, whichever is greater, is $12,500.00, which amount if equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to Before me, this 15 day of Aug, 1969

Notary Public
Commission Expires: Nov. 20, 1972

WARRANTY DEED

FROM
LENARD RAY WADE, ET UX

TO
Leonard Harris

A52003

IDENTIF. REFERENCE

AUG 27 8 26 AM '69

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.