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

WARRANTY DEED

TTC-212196

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 147-5 PAR 35	Mr. Samuel R. Temple Same as below	Murphree Mortgage Company 226 Third Avenue North Nashville, Tennessee
FIELD BOOK NUMBER(S) 6D-22195	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4711 West Longdale Drive	LOAN OR ACCOUNT NO. B2813400 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, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 6, 1965, in the original principal sum of $16,100.00, payable to Murphree Mortgage Company, in monthly installments of $89.03, including interest as set forth in said note, and being secured by a deed of trust executed by Marcus Paul Leaming and wife to Raymond L. Davis, Jr., Trustee, as of record in Book 3967, page 230,

MARCUS PAUL LEAMING and wife, JUANITA LEAMING hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SAMUEL R. TEMPLE

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. 550 on the Plan of Caldwell Hall, Section VIII, as of record in Book 3106, page 39.

Said lot fronts 89.6 feet on the southeasterly side of West Longdale Drive and extends back 207.9 feet on the northeasterly line, which is a broken line, and 225.3 feet on the southwesterly line and southerly line, which is a broken line, to a point in the rear.

Being the same property conveyed to Marcus Paul Leaming and wife, Juanita Leaming, by deed from Hester Construction Company, as of record in Book 3967, page 228.

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 as shown above, and for 1969 Metro Taxes, which have been prorated and assumed by the Buyer.

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 16th day of September, 1969.

Juanita Leaming
Juanita Leaming

Marcus Paul Leaming
Marcus Paul Leaming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1365 PAGE 796

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Marcus Paul Leaming and wife, Juanita Leaming 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 16th day of September, 1969.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1970.

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 $ 23,977.51

Samuel R. Temple
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 1969

MY COMMISSION EXPIRES July 26,1970. (AFFIX SEAL) Reau E. Folk, Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM MARCUS PAUL LEAMING and Wife

TO SAMUEL R. TEMPLE

A 5 4 4 1 5

IDENTIF. REFERENCE

SEP 17 12 34 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 17	CONV	23,977.51			
SEP 17	S'TAX		A*	62.40	
SEP 17	PR'FEE		A*	.50	
SEP 17	W'DEED		A*	3.00	* 65.90

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

File: Reau E. Folk, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, 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