TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4378 PAGE 89	MAP-PARCEL NUMBERS
(NAME)	First Federal S & L Assn. (NAME)	Map 73
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par. 64
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	pw

For and in consideration of the sum of ----------($10.00)---------- DOLLARS

----------Ten & 00/100----------

cash in hand paid by David T. Irvine and wife, Rose N. Irvine

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Walter S. Leatherwood and wife, Ruth A. Leatherwood

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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 Lot No. 19 of Section "A" on the Map of Happy Valley Subdivision, not of record, together with part of old Ruby Drive, never opened, and described according to a copy of a survey thereof made by T. R. Sanford and S. R. Sanford, Jr., Surveyors, dated Dec. 14, 1947, as follows:

BEGINNING at a point in the southerly margin of Williams Ferry Road, now called Riverwood Drive, at the corner of Lots 18 and 19; thence with the margin of said Drive, easterly 91 feet 2 inches to a point at the beginning of a curve; thence around said curve southeasterly 38.1 feet to a concrete monument, in the westerly margin of Milton Drive; thence with the margin of the same, southerly 160 feet to the corner of Lot 37; thence with the line of said lot westerly 58.4 feet to the corner of Lots 18 and 19; thence with the line between said lots northerly 176.5 feet to the beginning.

Being the same property conveyed to Walter S. Leatherwood and wife, Ruth A. Leatherwood, by deed from Ernest D. Rains and wife, as of record in Book 2138, page 179, said Register's Office.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property and taxes for the year 1969 which have been prorated and assumed by the Grantees.

Unimproved
This is improved X property, known as 2008 Riverwood Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

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.

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.

Witness our hands this 9 day of May, 1969.

Walter S. Leatherwood — Ruth A. Leatherwood

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, a Notary Public in and for said County and State, the within named Walter S. Leatherwood and wife, Ruth A. Leatherwood, the bargainors, 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 9 day of May, 1969.

Commission expires APR 23 1973 Notary Public

TENNESSEE TITLE COMPANY

$4.75 S.C.

Warranty Deed

FROM
WALTER S. LEATHERWOOD and wife, RUTH A. LEATHERWOOD

To
DAVID T. IRVINE and wife, ROSE N. IRVINE

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

The instrument [illegible] Register's Office
[illegible] Davidson County
Nashville, Tennessee 3/21/

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

PLEASE MAIL TO - Mr. David T. Irvine, 2008 Riverwood Drive, Nashville, Tenn. 37216

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BOOK 4378 PAGE 90

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IDENTIF. REFERENCE

Nov 7 2 42 PM '69

FELIX Z. ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV-7%	CONV	14,950.00				
NOV-7%S'TAX			B*	38.74		
NOV-7%PR'FEE			B*	.50		
NOV-7%	W'DEED		B*	3.00	*	42.24

r record and do
or my knowledge
e consideration
instrument herein

14,950.00

Affiant

and subscribed before me this 6 day of
November, 1969.

My commission expires:
APR 23 1973

Notary Public, in and for the aforesaid State and County.