Deed prepared by: James H. Hill, 320 So. Gallatin Road, Madison, Tenn. 37115

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Map. 52-5
Par. 193 pt

WARRANTY DEED — MADISON TITLE COMPANY

New owners: Mr.&Mrs. Charles H. Leaver, 875 Idlewild Drive, Madison, Tenn.

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____

SEND TAX NOTICES TO: Security Federal Savings & Loan Asso., N500 Union St.

ADDRESS: Nashville, Tennessee

**For and in Consideration of** the sum of Five hundred and no / 100 ----- ----------($500.00)_____ DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration that the grantees take, assume and agree to pay to Security Federal Savings & Loan Asso, the principal sum of Three Thousand three hundred and forty-four Dollars and five cents,($3,344.05) at Sixty-three dollars and 50 cents a month ($63.50) which is a lien upon the property to secure an indebtedness in the said amount and which the grantees do assume and agree to pay as a part of the consideration for the premises conveyed and described hereinafter. Therefore,

we, Wilbert F. Tucker and wife,
Dorothy J. Tucker,

the grantors have bargained and sold, and by these presents do transfer and convey unto the said Charles H. Leaver and wife, Ruby O. Leaver, the grantees and 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, Tenn., being part of lot no. 9 on the map of the subdivision of lots nos. 35,36, and 37 of the H.B. Chadwell tract,as of record in book 547, page 60, Register;s Office for said county, describ- according to a survey made by Mames A. Hamilton, Jr., Surveyor, July 30, 1954. as follows:

Beginning at a point on the northerly margin of Idlewild Place at the southwest corner of part of lot no. 9 conveyed to Mrs. Alberta Pate Harris by deed of record in book 1349, page 439, said register;s office; thence along said Harris southwesterly line north 34½ deg. west 259 feet, more or less, to the northwest corner of said Harris property; thence southwestwardly 4 feet to the northeast corner of the property conveyed to Willie Farmer Jackson by deed from Martin F. Cooney, et us of record in Book 2158, page 219, said Register;s office; thence with said Jackson's easterly line southwardly 20 feet, thence southeastwardly 131 ft., more or less, to a point which is 18.4 feet northerly from a point in the line extended, of the rear wall of the residence located on the premises and 7 feet eastwardly from the northwest corner thereof; thence southwardly 85 feet to the northerly margin of Idlewild Place; thence with same, eastwardly 80 feet, more or less, to the beginning.

Being the same property as conveyed to from James Lee Denson, et ux Bobbie G. Denson to Wilbert F. Tucker, et us, Dorothy J. Tucker, as of record in Book 3399 page 538, RODC., Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 8,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

X Wilbur F Tucker
Affiant

Subscribed and sworn to before me this the 15 day of May 1970

James A. Hill
Notary Public

Commission Expires May 7, 1974

**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 and 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. Except as stated herein, the taxes for 1970 are assumed by buyers, as escrow acct. and insurance is being transferred without costs.

And we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 15th day of May, 1970

X Wilbur F Tucker

X Dorothy J. Tucker

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STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilbert F. Tucker and wife, Dorothy J. Tucker

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 Madison, Tennessee, this 15th day of May, 1970.

James H. Hill Notary Public

Commission Expires May 7, 1974

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STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

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STATE OF TENNESSEE
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

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MAY25 CONV *8,000.00

MAY25 S'TAX A* 20.80

MAY25 PR'FEE A* .50

MAY25 W'DEED A* 6.00 * 27.30

Mail to - Charles H. Leaver - 873 Idlewild Dr - Madison, Tenn. 37115

A 78526

IDENTIF. REFERENCE

MAY 25 12 56 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Madison Title Company
MADISON, TENNESSEE

# WARRANTY DEED

FROM Wilbert F. Tucker et ux

TO Charles H. Leaver et ux