BOOK 4467 PAGE 490 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000

X (Illegible) Spann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF (Illegible) 19 76.

(Illegible)
Notary Public

MY COMMISSION EXPIRES: (Illegible)
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Porter & Spann, Attorneys, 310 Philfre Ct. Bldg., Nashville, Tn 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew James Van Leer (NAME)	Same (NAME)	Map 81-15
1723 Heiman Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 423
Nashville, Tenn. 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pal

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE,~~ I, Clifford U. Roberts, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew James Van Leer, and wife, Dixie Van Leer

HEREINAFTER CALLED THE 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 the westerly 32.3 feet of Lot no. 6 and the easterly 10 feet of Lot no. 5 on the Plan of J. M. & T. J. Harding's Addition, as of record in Book 21, page 81, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 42.3 feet on the southerly side of Heiman Street and run back between parallel lines 152 feet, more or less, to an alley.

Being the same property conveyed to Clifford U. Roberts and wife, Olist T. Roberts, by deed from Leon Gilbert, an unmarried man, of record in Book 1732, page 456, Register's Office for Davidson County, Tennessee; and being the same property conveyed in fee simple title to Clifford U. Roberts by divorce decree no. 56340, Circuit Court Clerk's Office for Davidson County, Tennessee and of record in Book 4466, page 740 - 741, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1723 Heiman Street, Nashville, Tennessee 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 16th day of December, 19 76

X Clifford U. Roberts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Clifford U. Roberts

the 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 Hartsville, Tennessee, this 17 day of Dec 1970

Commission expires 2-26-73

[illegible]
Notary Public

STATE OF TENNESSEE
Davidson 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

Mail to: Atty. Wm. Lee Hall
2108 Alexandria Pk.
Nashville, Tenn. 37215

WARRANTY DEED

FROM
CLIFFORD U. ROBERTS

TO
ANDREW JAMES VAN LEER, ET UX

A 99615

IDENTIF. REFERENCE

DEC 18 9 04 AM '70

FEL[illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 18 70	CONV	10,000.00			
DEC 18 70	S'TAX		A*	26.00	
DEC 18 70	PR'FEE		A*	.50	
DEC 18 70	W'DEED		A*	3.00	* 29.50