FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 70

Notary Public

~~MY COMMISSION EXPIRES:~~

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray C. Leonard (NAME)	Same (NAME)	Map 149
514 Bell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 150-1
Antioch, Tenn 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Brentwood Estates, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray C. Leonard and wife, Helen H. Leonard

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 southeasterly part of James Crafton Property, in the 2nd Civil District of said County, and described according to a copy of a survey made by Hickerson & Hickerson, Engineers, dated May 27, 1964, as follows:

BEGINNING at an iron pin in the east margin of Bell Road, as now located, at a corner of the H. M. Dixon Property; and being the southwesterly corner of this tract; thence with the margin of said Road, northeasterly 40.3 feet to a concrete monument; thence northwesterly 5.5 feet to a concrete monument; thence northeasterly 109.7 feet to an iron pin, which is 357 feet, more or less, southerly from the centerline of Rice Road, or Old Murfreesboro Road; thence south 47° east 176.8 feet to an iron pin in H. M. Dixon property; thence with said Dixon's line and along an old fence, south 32° west 150 feet to an iron pin and old fence post; thence north 45° west 151.8 feet to the point of beginning, containing .56 acres, more or less.

BEING the same property conveyed to Brentwood Estates, Inc., a Tennessee Corporation by deed from Hugh Franklin Duffle and wife, Georgia Ruth Duffle, of record in Book 4193, page 126, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as _____
(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.

IN WITNESS WHEREOF, Brentwood Estates, Inc., has caused this instrument to be executed ~~by its duly authorized officer this _____ day of _____ 19____~~ by its duly authorized officer this 16 day of December, 1970.

BRENTWOOD ESTATES, INC.

BY: _____

President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor___, 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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Houston T. Ezell with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Brentwood Estates, Inc. the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Houston T. Ezell as such President, and attesting the same by the said _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16 day of December, 1970.

My commission expires 8-20-1973 Harold L. Shelton
Notary Public

A 99726

IDENTIF. REFERENCE

DEC 18 2 35 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
BRENTWOOD ESTATES, INC.

TO
RAY C. LEONARD AND WIFE,
HELEN H. LEONARD

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail Charles Ray
Bell Rd & Murphreesboro Pike

DEC 18 70	CONV	*3,500.00				
DEC 18 70	S'TAX		A*	9.10		
DEC 18 70	PR'FEE		A*	.50		
DEC 18 70	W'DEED		A*	3.00	*	12.60