BOOK 4474 PAGE 558

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,781.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 71

Notary Public

MY COMMISSION EXPIRES: July 22, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE, 37214

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wayne Leeper (NAME) | Murphree Mortgage Company (NAME) | Map 85-7 |
| 3211 Dinah Court (STREET ADDRESS OR ROUTE NUMBER) | 226 3rd Avenue North (STREET ADDRESS) | Pcl 22 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (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, David L. Royster, and wife, Elizabeth C. Royster .

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Leeper and wife, Illona Leeper

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:

Being Lot No. 244 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, pages 83 and 84, Register's Office for said County.

Said Lot No. 244 fronts 91 feet on the southeasterly side of Dinah Court and runs back between lines, 179.45 feet on the northeasterly lines and 200 feet on the southwesterly line to a dead line in the rear on which it measures 69.25 feet.

Being part of the property conveyed to David L. Royster and wife, Elizabeth C. Royster by deed from Carl Batson and wife, Bettye H. Batson as of record in Book 3158, page 211, in said Register's Office.

| | | | | | |
|---|---|---|---|---|---|
| JAN 19[illegible] | CONV | 20,781.24 | | | |
| JAN 19[illegible] | S'TAX | | A* | 54.08 | |
| JAN 19[illegible] | FRTEE | | A* | .50 | |
| JAN 19[illegible] | WDEED | | A* | 3.00 | * 57.58 |

This is improved (X) unimproved ( ) property, known as 3211 Dinah Court (House Number) (Street) Nashville, Tennessee (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 our hands this 15th day of January, 19 71

David L. Royster

Elizabeth C. Royster

BOOK 4474 PAGE 559

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Jane Ann Belew Spivey, a Notary Public in and for said County and State, the within named David L. Royster and wife, Elizabeth C. Royster

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 15th day of January 19 71

Commission expires July 22, 1971

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

Please mail to: Tolbert Realty Co.
2544 Lebanon Road
Nashville, Tenn. 37214

WARRANTY DEED

FROM David L. Royster, et ux

TO Wayne Leeper, et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

B 0 2 3 4 1

IDENTIF. REFERENCE

JAN 19 9 32 AM '71

REGISTER
DAVIDSON COUNTY, TENN.