WARRANTY DEED

BOOK 4522 PAGE 774

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William C. Alford, Jr., etux (NAME)	Same (NAME)	Map. 116-11 Par. 22
402 Ellendale (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of

----------Ten & NO/100---------- *DOLLARS*

the assumption of the balance due on a note described in a Deed of Trust executed by John H. Leinart and wife, Rosemary Leinart to Albert William Johnson, Trustee, dated May 14, 1975 of record in Book 3891, Page 332, Register's Office for Davidson County, Tennessee, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we. John H. Leinart and wife, Rosemary Leinart

have bargained and sold, and by these presents do transfer and convey unto the said William C. Alford, Jr., and wife, Helen T. Alford, 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. 9 and the northerly 30 feet of lot No. 8, and westerly 50 feet of Lot 12, of Block "D" on the Map of Honeywood Subdivision, not of record, described according to a survey made by W. H. Southgate, Surveyor, July, 1931, as follows:

Beginning at a point in the easterly margin of Ellendale Avenue 200 feet south of the southeast intersection of said Avenue and Malone Avenue, the common corner of lots Nos. 9 and 10; thence with the line between said two lots easterly 225 feet to the corner of lots Nos. 9, 10, 11 and 12; thence with the line between lots Nos. 11 and 12, easterly 50 feet to the northwest corner of the property conveyed to Joseph H. Allen, Jr., and wife, by deed from Winnie Davis Evans, of record in Book 3865, page 514, Register's Office for said County; thence with said Allen's westerly line, southerly 200 feet; thence westerly 50 feet to the corner of lots Nos. 8, 9, 12 and 13; thence with the line between lots Nos. 8 and 13 southerly 30 feet to the northeast corner of the property conveyed to Emmons H. Woolwine and wife, by deed from Ruby English, of record in book 1077, page 246, Register's Office for said County; thence with Woolwine's northerly line westerly 225 feet to the easterly margin of Ellendale Avenue; thence with the easterly margin of said Avenue northerly 230 feet to the beginning. Being the same real property conveyed to John H. Leinart and wife, Rosemary Leinart, a 1/2 undivided interest, and Rosemary Leinart, a 1/2 undivided interest, by deed from James I. Vance Berry, Trustee, of record in Book 4202, page 84, Register's Office for said County, and John H. Leinart conveyed his interest in premises to Rosemary Leinart, by deed of record in Book 4234, page 835, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 95,000.00

Subscribed and sworn to before me, this the 23rd day of [illegible] 19 71

Affiant

My commission expires: [illegible]

(Affix Seal)

Notary Public

This instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

B 2 4 1 0 1.

IDENTIF. REFERENCE

BOOK 4522 PAGE 775

JUL 23 11 06 AM '71

FELIX [illegible] WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 23E CONV 95,000.00
JUL 23E S'TAX A* 247.00
JUL 23E PR'FEE A* .50
JUL 23E W'DEED A* 6.00 * 253.50

unimproved ( )
This is improved (X) property, known as 402 Ellendale, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William C. Alford and wife, Helen T. Alford, their

And we *do covenant with the said* William C. Alford and wf., Helen T. Alford *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 above and for 1971 property taxes assumed by purchasers.

And John H. Leinart and wife, Rosemary Leinart *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William C. Alford and wife, Helen T. Alford, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 22nd *day of* July, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JOHN H. LEINART

ROSEMARY LEINART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John P. Grimes, a Notary Public in and for said County and State, the within named John H. Leinart and wife, Rosemary Leinart

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 22nd day of July, 19 71.

John P. Grimes, Notary Public.

Commission Expires Jan. 27, 1973.

STATE OF
COUNTY OF

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....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaia, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of tne ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in..... ..... this.....day of....., 19.....

.....
Notary Public

Commission Expires.....