BOOK 4579 PAGE 174

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$17,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February, 1972

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Pleas et ux (NAME)	Mortgage Associates, Inc. (NAME)	24W-13002
2704 Hawthorne Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	117-4
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	144

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, Dennis B. Leahy, Jr. et ux Marie P. Leahy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Pleas et ux Mary O. Pleas

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, in the 7th, formerly the 10th, Civil District of said County, being Lot No. 3 of Block "E" on the Map of Belmont Terrace Annex No. 3, as of record in Book 1130, Page 24, Register's Office, Davidson County, Tennessee.

SAID Lot No. 3 fronts 64 feet on the easterly side of Hawthorne Place and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Dennis B. Leahy, Jr. et ux Marie P. Leahy by deed from Francis V. Nolan et ux Dollie D. Nolan of record in Book 3433, Page 429, aforesaid Register's Office.

THIS conveyance is subject to the restrictive covenants of record in Book 662, Page 807 and Book 1196, Page 285, Register's Office, Davidson County, Tennessee.

This is { unimproved ( ) / improved (X) } property, known as 2704 Hawthorne Place, Nashville, Tennessee 37212
(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 our hands this 18th day of February, 1972

Dennis B. Leahy, Jr.

Marie P. Leahy

STATE OF TENNESSEE
Davidson County

BOOK 4579 PAGE 175

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Dennis B. Leahy, Jr. et ux Marie P. Leahy

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 Nashville, Tennessee, this 18th day of February, 1972

Commission expires 5/10/75

Notary Public

STATE OF TENNESSEE
Davidson County

W. K. Georgas, Jr.

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

WARRANTY DEED

FROM DENNIS B. LEAHY, JR. ET UX

MARIE P. LEAHY

TO JOHN R. PLEAS ET UX

MARY O. PLEAS

B 49730

IDENTIF. REFERENCE

FEB 25 1 38 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

FEB25 72	CONV	17,500.00			
FEB25 72	S'TAX		A*	45.50	
FEB25 72	PR'FEE		A*	.50	
FEB25 72	W'DEED		A*	4.00	* 50.00