BOOK 4584 PAGE 511

WARRANTY DEED

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Arthur Michael Rawls	Lomas & Nettleton Company 213 Third Avenue, North Nashville, Tennessee 37201	Map 43-1
(NAME) 110 Sarver Avenue	(NAME) 3200 Pacific Avenue	Par. 119
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) Virginia Beach, Virginia	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees; ARTHUR MICHAEL RAWLS and wife, JANICE T. RAWLS, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by Orvil D. Leonard and wife, Judy C. Leonard, to George I. Wilson, Trustee, dated April 17, 1970, in the original amount of $12,350.00, of record in book 4412, page 365, Register's Office for Davidson County, Tennessee; payable as therein specified;

We, Orvil D. Leonard and wife, Judy C. Leonard,

have this day bargained and sold, and do hereby transfer and convey unto the said ARTHUR MICHAEL RAWLS and wife, JANICE T. RAWLS, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of Lots A and B on the corrected Map of the W. P. Ready Subdivision of the E. H. Thornton tract of land, as of record in book 332, page 110, Register's Office for said County, more particularly described as follows:

Beginning at an iron pin at a point in the southerly margin of Sarver Avenue, formerly Madison Avenue, 180 feet from the southeast corner of Pierce Avenue and Sarver Avenue, and extending in an easterly direction in a straight line along the southerly margin of Sarver Avenue, for a distance of 60 feet, fronting on Sarver Avenue and extending back between parallel lines 200 feet to a dead line, on which it measures 60 feet.

Being the same property conveyed to Orvil D. Leonard and wife, Judy C. Leonard, by deed from Robert A. Poteete and wife, of record in book 4412, page 363, Register's Office for said County.

$13,664.64

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $~~13,700.00~~

Subscribed and sworn to before me, this the 15th day of March 19 72.

My commission expires: Aug 27th 1974 (Affix Seal)

x Arthur M. Rawls
Affiant

Cecil E. Hutton
Notary Public

This is improved (X) unimproved ( ) property, known as 110 Sarver Avenue, Madison, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ARTHUR MICHAEL RAWLS and wife, JANICE T. RAWLS, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ARTHUR MICHAEL RAWLS and wife, JANICE T. RAWLS, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 14th day of March 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Judy C. Leonard

Orvil D. Leonard

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Archie E. Hutton *a Notary Public in and for said County and State,* Orvil D. Leonard and wife, Judy C. Leonard,

*the within named 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* 15th *day of* March, *19*72.

Archie E. Hutton
Notary Public

Commission expires Aug 27th 1974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *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 .....

MAR 17 72 CONV 13,664.64
MAR 17 72 S'TAX A* 35.62
MAR 17 72 PB'FEE A* .50
MAR 17 72 W'DEED A* 4.00 * 40.12

WARRANTY DEED

FROM

ORVIL D. LEONARD, ET UX,

TO

ARTHUR MICHAEL RAWLS, ET UX.

B 5 2 2 9 3

IDENTIFICATION REFERENCE

MAR 17 10 10 AM '72

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

HUTTON Realty Co.
935 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
TELEPHONE 228-2691

Please return to Hutton Realty Company, 1105 Gartland Avenue, Nashville 37206