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This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn

WARRANTY DEED

TTC-226920

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 130-16 Par. 55	Mr/Mrs Samuel R. Leggett, Jr. same as below	new owners
FIELD BOOK NUMBER(S) MO FH-4700	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4502 Yancey Drive, 37215	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JUL 12 S	CONV	40,000.00			
JUL 12 S	S TAX		A*	104.00	
JUL 12 S	PR FEE		A*	.50	
JUL 12 S	W DEED		A*	4.00	* 108.50

FITZGERALD ATKINSON and wife, RUTH P. ATKINSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SAMUEL R. LEGGETT, JR., AND WIFE, PATRICIA M. LEGGETT,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly part of a tract marked "Parcel A Reserved" on the plan of Yancey Subdivision, as of record in Book 2330, page 18, and part of a 50-foot strip lying immediately in the rear of said tract marked "Parcel A Reserved" being known as part of Lot No. 6 on the Plan of the Subdivision of Guilford Dudley's Place, not of record, described together according to a survey made by Ralph W. C. Lambert, November 29, 1955, as follows: BEGINNING on the easterly margin of Yancey Drive at the northwest corner of Lot 1 of Block "N" on the Plan of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14; thence with the easterly margin of said Yancey Drive northwardly 164.6 feet to an iron pin; thence south 85°53' east 215 feet to an iron pin in the easterly line of said tract marked "Parcel A Reserved", and continuing in the same direction 50 feet, in all 265 feet to an iron pin; thence south 4°23' west 164.6 feet to an iron pin; thence north 85°53' west 50 feet to a monument in the southeast corner of said tract marked "Parcel A Reserved", and continuing in the same direction 216 feet to the beginning.

Being the same property conveyed to Fitzgerald Atkinson and wife, Ruth P. Atkinson by deed from Charles B. Thacker and wife as of record in Book 3100, page 489.

This conveyance is made subject to restrictions of record in Book 1728, page 117; Book 1728, page 119; Book 2440, page 629.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1972 Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 11th day of July 1972.

Ruth P. Atkinson

Fitzgerald Atkinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Fitzgerald Atkinson and wife, Ruth P. Atkinson, 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, the 11th day of July, 1972.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 1972

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF: hs

FROM FITZGERALD ATKINSON and wife

TO SAMUEL R. LEGGETT, JR., and wife

B 67042

IDENTIF. REFERENCE

JUL 12 11 58 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public