BOOK 4683 PAGE 69 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Constance Kelly Duprey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF February, 1973.

Notary Public

MY COMMISSION EXPIRES: 7-1-76
(AFFIX SEAL)

mail 1

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., Atty., 700 American Trust Bldg., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben H. Garrett (NAME)	Same (NAME)	132-5-85
4314 Leland Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16DA 16188

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~~ I, Constance Kelly Duprey, Executrix of the Estate of Dorothy Sharp Kelly, deceased, and Constance Kelly Duprey, Individually,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben H. Garrett

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, being Lot No. 18 on the Map of Glendale Park, Section Two, as of record in Book 1130, page 61, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Lealand Lane, or Glendale Drive, at the common corner of Lots Nos. 17 and 18; thence with the line between said lots, easterly 153 feet to the common corner of said lots and Lot No. 19; thence with the line between lots Nos. 18 and 19, southeasterly 108.7 feet to the northerly margin of Coral Road; thence with the margin of said Road, southwesterly 184.1 feet, passing a concrete monument at 96.1 feet, to a concrete monument set at the beginning of a curve; thence with said curve, northwesterly 33.7 feet to another concrete monument set in the easterly margin of Lealand Lane; thence with the margin of said Lane, northerly 117.5 feet to the beginning.

Being part of the same property conveyed to Dorothy Sharp Kelly by deed from Estes Taylor Company, Inc., of record in Book 3186, page 539, Register's Office for Davidson County, Tennessee. The said Dorothy Sharp Kelly having since died, and devised said property to Constance Kelly Duprey, as devisee under the will, of record in Will Book 103, page 603, Probate Clerk's Office for Davidson County, Tennessee

Subject to 1973 taxes which have been prorated and assumed by grantee.

This is unimproved ( ) improved (X) property, known as 4314 Leland Lane, Nashville, Tennessee
(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 my hand this 22nd day of February, 19 73

Constance Kelly Duprey

CONSTANCE KELLY DUPREY, EXECUTRIX OF THE ESTATE OF DOROTHY SHARP KELLY, DECEASED, AND CONSTANCE KELLY DUPREY, INDIVIDUALLY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John Y. Cowan, Jr., a Notary Public in and for said County and State, the within named Constance Kelly Duprey, Executrix of the Estate of Dorothy Sharp Kelly, Deceased, and Constance Kelly Duprey, Individually

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of February 1973

Commission expires 2-22-73

John Y. Cowan
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM

Constance Kelly Duprey, Executrix of the Estate of Dorothy Sharp Kelly, Deceased, and Individually

TO

Ben H. Garrett

B 95758

IDENTIF. REFERENCE

FEB 23 9 43 AM '73

REGISTER
DAVIDSON COUNTY, TENN.

FEB23	CONV	25,000.00			
FEB23	S TAX		A*	65.00	
FEB23	PR FEE		A*	.50	
FEB23	W DEED		A*	4.00	* 69.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.