BOOK 4728 PAGE 572

Prepared and approved by
Grissim and Short
by H Short

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Bryan Stanley et ux	Same	67-67
(NAME:) 540 Merritt Ave.	(NAME:)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37203	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100----------
($10.00)----------*DOLLARS*

cash and other good and valuable consideration, the recieipt of which is hereby acknowledged,

JUL 17 CONV 65,000.00
JUL 17 S'TAX A* 169.00
JUL 17 PR'FEE A* .50
JUL 17 W'DEED A* 8.00 * 177.50

we, Daniel T. Leech and wife, Sara B. Leech

have bargained and sold, and by these presents do transfer and convey unto the said M. Bryan Stanley and wife,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Jerome B. Hyde and Richard Hyde Estate, as of record in Minute Book 1, pages 472 and 473, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, April 6, 1951, as follows:

BEGINNING at the mouth of Sulphur Creek at the Cumberland River; thence with the center of said Sulphur Creek north 71° 15' east 8 poles to a point, North 36° west 23.5 poles to a point, South 77° 15' east 27.8 poles to a point, north 75° 15' east 21 poles to a point, south 86° 15' east 22.18 poles to a point, north 68° east 21.1 poles to a point, north 6° west 12.62 poles to a point, north 61° 15' east 20.64 poles to a point and north 39° 15' east 12.46 poles to a point; thence north 27° west 675 feet to the center of State Highway No. 12; thence with the center of said Highway South 62° 30' west 876 feet to the beginning of a 3° curve; thence around said curve in a westerly direction, 1,420 feet to a point; thence south 3° west 160 feet to a point; thence north 77° west 7 poles to the Cumberland River; thence with said River, south 51° east 13.2 poles to a point and south 46° 15' east 58 poles to the beginning, containing 38.7 acres, more or less.

BEING the same property conveyed to Daniel T. Leech and wife, Sara B. Leech by deed from H. B. Farmer and wife, Marie I. Farmer, of record in Book 4529, page 231, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 10 day of May June, 19 73

Daniel T. Leech
Affiant

My commission expires: May 7-1974 (Affix Seal)

G. W. Watkins
Notary Public

INCLUDED in the above description, BUT EXPRESSLY EXCLUDED THEREFROM is the property conveyed to Everette White and wife, by deed of record in Book 4629, page 445, Register's Office for Davidson County, Tennessee, as follows:

A tract of land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Jerome B. Hyde and Richard Hyde Estate, as of record in Minute Book 1, pages 472 and 473, County Court for said County, described according to a survey made by Ralph W. C. Lambers, Surveyor, dated July 19, 1972 as follows:

BEGINNING at an iron pin in the southerly right-of-way of Tennessee Railroad; thence along said right-of-way North 66° 30' west 230 feet to an iron pin; thence South 23° East 551 feet to the center line of Sulphur Creek; thence with said center line, South 69° North 60 feet to a corner; thence South 34° West 205.2 feet to a corner; thence leaving the center line of said Creek, North 23° West 631.5 feet to the point of beginning, and containing 3.1 acres, more or less.

unimproved ( )
This is improved ( ) property, known as ..... (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 M. Bryan Stanley ~~and wife~~ *their heirs and assigns, forever.*

And we *do covenant with the said* M. Bryan Stanley ~~and wife~~ *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 for 1973 taxes which grantees assume, easement for Cheatham Lock and Dam Project of record in Book 2140, page 83 RODC and rights of way of Tennessee Central Railroad.

And we, Daniel T. Leech and wife, Sara B. Leech *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* M. Bryan Stanley ~~and wife~~ *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 19 *day of* ~~May~~ June, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Daniel T. Leech

Sara B. Leech

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, G. ee Duckerson, a Notary Public in and for said County and State, the within named Daniel T. Leech and wife, Sara B. Leech

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 June, 1973.

G. ee Duckerson, Notary Public.

Commission Expires May 7 - 1974

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 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 _____

WARRANTY DEED

FROM

Daniel T. Leech et ux

TO

M. Bryan Stanley

C 15596

IDENTIF. REFERENCE

Jul 17 1 50 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE