WARRANTY DEED

BOOK 4791 PAGE 227

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie G. Reynolds and wife, Kathleen T. Reynolds (NAME)	Security Federal Savings & Loan Association (NAME)	Map 131-3
1712 Warfield Drive (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	#161
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	16DA-26585

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ----------

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Security Federal Savings and Loan Association and secured by a Deed of Trust of record in Book 4535, page 292, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith.

RICHARD BROXTON, JR. and wife, KATHERINE BROXTON

have this day bargained and sold, and do hereby transfer and convey unto the said

LESLIE G. REYNOLDS and wife, KATHLEEN T. REYNOLDS

their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Neil Hunt's Subdivision, as of record in Book 974, page 19, Register's Office for said County.

Said Lot No. 13 fronts 75.15 feet on the northerly side of Warfield Avenue, and runs back 275 feet on the easterly line and 269.4 feet on the westerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Richard Broxton, Jr. and wife, Katherine Broxton, by deed from Arthur R. Anderson and Ted J. Pearson, of record in Book 4535, page 292, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,750.00

Subscribed and sworn to before me, this the 22nd day of February, 19 74

Affiant Leslie G. Reynolds

My commission expires 4/27/77 (Affix Seal)

Notary Public Gail P. Pigg

unimproved
This is improved property, known as 1712 Warfield Drive, Nashville, 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

Leslie G. Reynolds and wife, Kathleen T. Reynolds

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 for 1974 taxes and restrictive covenants of record in Book 1129, page 321, said Register's Office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Leslie G. Reynolds and wife, Kathleen T. Reynolds

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand this 22nd day of February, 19 74, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard Broxton, Jr.

Katherine Broxton

Richard Broxton, Jr. Katherine Broxton

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BIVINS BLDG.
NASHVILLE, TENN. 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Richard Broxton, Jr. and wife, Katherine Broxton

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 22nd day of February, 19 74

Gail Pigg
Notary Public

My Commission expires 4/27/77

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

Richard Broxton, Jr. et ux

TO

Leslie G. Reynolds et ux

C 43333

IDENTIF. REFERENCE

FEB 25 3 55 PM '74

FELIX Z. ★ LSON J. ELOISTER
DAVIDSON COUNTY, TENN.

FEB25⁷⁴	CONV	26,750.00				
FEB25⁷⁴	S'TAX		A★	69.42		
FEB25⁷⁴	PB'FEE		A★	.50		
FEB25⁷⁴	W'DEED		A★	4.00	★	73.92

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to Gail Pigg