BOOK 4806 PAGE 963

This Form furnished by Attorneys Title Company, Inc.

Prepared By

Form No. WD-2

FROM

Jerry W. Dixon et ux Dorothy J. Dixon

TO

Wesley Leonard et ux Darlene Leonard

For draftsman's use

mail

Ilus City Realty
2727 Murfreesboro Road
Antioch, Tenn. 37013
Phone 889-2554

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley Leonard (NAME)	National Mortgage Co. (NAME)	5D-2586
334 Margo Lane (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Rd. (STREET ADDRESS)	Map 152
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, Tenn. 38118 (CITY) (STATE) (ZIP)	Par. 148-5

(FOR REGISTER'S USE)

C50457

IDENTIF. REFERENCE

APR 10 9 21 AM '74

FEE & TAX PAID REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 20,700.00 J W Leonard Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF April, 1974.

Gene A. Tucker
Notary Public

MY COMMISSION EXPIRES: 11-4-74

(AFFIX SEAL)

For and in Consideration of the sum of TEN DOLLARS AND NO/100 (10.00)

AND OTHER GOOD AND VALUABLE CONSIDERATION---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable consideration the recipt of which is hereby acknowledged, and for the further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Feb. 19, 1970 for $15,350. Payable to National Mortgage Co., with interest as set out in said note, and said debt secured by a deed of Trust of record in Book 4399, page 839, and a subordinate deed of trust note dated Feb. 13, 1974, payable to Third National Bank as recorded in Book 4787, pages 894, & 895, Register's Office in Davidson County.

We, Jerry W. Dixon et ux Dorothy J. Dixon have bargained and sold, and by these presents do transfer and convey unto the said

Wesley Leonard et ux Darlene Leonard

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

Being Lot No. 61, on the Plan of Haywood Acres, Section 1, as of record in Book 2900, page 17, Register's Office for said County.

Said Lot No. 61 fronts 215 feet on the westerly side of Margo Lane, and extends back 175 feet on the northerly line and 203.8 feet on the southerly line, to a dead line in the rear on which it measures 221 feet.

Being the same property conveyed to Jerry W. Dixon and wife, Dorothy J. Dixon, by deed from Gene P. Whitaker and wife, Nancy R. Whitaker, as of record in Book 4785, page 850, said Register's Ofice for Davidson County.
Corrected Deed Re-Recorded in Book 4805, Pages 25 & 26, said Register's Office for Davidson County.

BOOK 4806 PAGE 964

WD-2

This is { unimproved / improved (X) } property, known as 334 Margo Lane, Nashville, Tenn. 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee their heirs and assigns, forever.

And we do covenant with the said grantee and 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.

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 grantee their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand on this 5 day of April, 1974

Jerry W. Dixon

Dorothy J. Dixon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gene A. Tucker, a Notary Public in and for said County and State, the within named Jerry W. Dixon et ux Dorothy J. Dixon

the bargainors, 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, Tenn.

Tennessee, this 5 day of April, 1974.

Gene A. Tucker, Notary Public.

Commission expires 11/4/74

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

APR 18 CONV 20,700.00
APR 18 S TAX A* 53.82
APR 18 PR FEE A* .50
APR 18 W DEED A* 4.00 * 58.32

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 .