BOOK 4815 PAGE 885

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
ROBERT L. DOZIER, ATTORNEY
11TH FLOOR, HAMILTON BANK BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John H. Leggs et ux (NAME)	Mortgage Associates, Inc. (NAME)	16DA 05600
1017 Battlefield Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	118-5
Nashville, Tenn. 37204 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30328 (CITY) (ZONE) (STATE)	113

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars
Dollars,
cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged.

We, M. D. Sweeney and wife, Ruth A. Sweeney

have this day bargained and sold, and do hereby transfer and convey unto the said John H. Leggs and wife, Judy B. Leggs

their (successors), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of the Subdivision of Lots Nos. 1 and 2 of Block 10 and Lots Nos. 1 and 2 of Block 11 on the unrecorded Plat of Noelton, described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, in August 1938, as follows:

Beginning at a point in the south margin of Battlefield Drive at the corner of Lots Nos. 9 and 10; thence with the line between said lots, southerly 201 feet to a point; thence westerly 75 feet to the corner of Lots 10 and 11; thence with the line between said lots, northerly 200.8 feet to the south margin of Battlefield Drive; thence with the margin of the same, easterly 75 feet to the point of beginning.

Being the same property conveyed to M. D. Sweeney and wife, Ruth A. Sweeney, by deed from First American National Bank of Nashville, as Executor of record in Book 4782, page 674, 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 $ 20,000.00

Subscribed and sworn to before me, this the 10 day of MAY 19 74

My commission expires: 8-1-77 (Affix Seal)

x John H. Leggs
Affiant

M. L. Baldyga
Notary Public

M. L. BALDYGA NOTARY PUBLIC STATE OF TENNESSEE

This is unimproved ( ) improved ( ) property, known as ..... (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 John H. Leggs and wife, Judy B. Leggs

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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John H. Leggs and wife, Judy B. Leggs

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

Witness our hands *this* 10 *day of* MAY, 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.*

M. D. Sweeney

Ruth A. Sweeney

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4815 PAGE 886

Personally appeared before me, V. L. Baldwin, *a Notary Public in and for said County and State,* M. D. Sweeney and wife, Ruth A. Sweeney

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* 16th *day of* May, *19*74

V. L. Baldwin
Notary Public

Commission expires 8-1-77

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 .....

MAY 16 74 CONV 20,000.00
MAY 16 74 S'TAX A* 52.00
MAY 16 74 PR'FEE A* .50
MAY 16 74 W'DEED A* 4.00 * 56.50

WARRANTY DEED

FROM

M. D. Sweeney et ux

TO

John H. Leggs et ux

C 5 4 5 4 8

IDENTIF. REFERENCE

MAY 16 10 38 AM '74

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE