FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 19 74

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS 112 STAHLMAN BUILDING NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred W. Leavitt (NAME)	Commerce Union Bank (NAME)	Map
109 Cedarmont Court (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Par
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	5DU32341

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, Rodney Simmons and wife, Linda R. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred W. Leavitt and wife, Peggy F. Leavitt

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. 42 on the plan of Cedarwood Estates, Section One revised, of record in Plan Book 4675, page 62, Register's Office for said County.

SAID Lot No. 42 fronts 43.63 feet on the westerly margin of Cedarmont Court and extends back 106.31 feet on the southerly line and 129.42 feet on the northerly line to a dead line which is a broken line, in the rear, measuring 146.33 feet thereon.

BEING the same property conveyed to Rodney Simmons and wife, Linda R. Simmons by deed from George W. Jones, Jr. and wife, Margaret E. Jones of record in Book 4784, page 434, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 109 Cedarmont Court, Antioch, 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 our hands this 9th day of August, 19 74

Rodney Simmons

Linda R. Simmons

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney Simmons and wife, Linda R. Simmons

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 9th day of August 1974

Commission expires 2-5-77

Notary Public

NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN. ★

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

RODNEY SIMMONS, ET UX

TO

ALFRED W. LEAVITT, ET UX

C 6 6 7 7 9

IDENTIF. REFERENCE

AUG 12 9 48 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
Row 1 Box 8 NASHVILLE, TENNESSEE 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 12 74	CONV	39,600.00			
AUG 12 74	S'TAX		A*	102.96	
AUG 12 74	PR'FEE		A*	.50	
AUG 12 74	W'DEED		A*	4.00	* 107.46