FORM NO. WD-1

BOOK 4856 PAGE 611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.

+John M Leonard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 1974.

Notary Public

MY COMMISSION EXPIRES: 8-5-

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

James L. Bass (NAME) Attorney at Law Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Leonard, et ux, (NAME)	Commerce Union Bank (NAME)	7DA-37010
2801 Sugar Tree Road (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	117-13-73
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Alvin E. Hicks and wife, Grace R. Hicks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Leonard and wife, Wendy L. Leonard

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:

Being Lot No. 61 and the easterly part of Lot No. 62 on the Plan of Woodmont Estates, Section No. 2, as of record in Book 1130, Page 99, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING on the westerly margin of Sugar Tree Road at the corner of Lots No. 60 and 61; thence with the line between said two lots, southwestwardly 173.5 feet to the common corner of Lots Nos. 60, 61, 62 and 58; thence with the line between Lots Nos. 58 and 62, and continuing with the line between Lots Nos. 57 and 62, westwardly 72.8 feet to the southeast corner of the property conveyed to John W. Campbell and wife, by deed from Third National Bank in Nashville, Trustee, as of record in Book 1731, Page 518, said Register's Office; thence with the easterly line of said Campbell's Property, northwestwardly 211.5 feet, more or less, to the southerly margin of Kenway Road; thence with said Road northeastwardly 177.4 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, southeasterly 32.42 feet to the southwesterly margin of Sugar Tree Road; thence with same southeastwardly 150.5 feet to the BEGINNING.

Being the property conveyed to Alvin E. Hicks and wife, Grace R. Hicks, by deed from Robert W. Benson and wife, of record in Book 3903, Page 311, said Register's Office.

Conveyance subject to restrictions of record in Book 1449, Page 61, as amended in Book 1781, Page 561, said Regsiter's Office and to set back lines and easements as shown on recorded plan(s).
1974 taxes prorated. Possession October 1, 1974.

This is unimproved ( ) improved (X) property, known as 2801 (House Number) Sugar Tree Road (Street) Nashville (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 hand s this 30th day of September, 1974

Alvin E. Hicks

Alvin E. Hicks

Grace R. Hicks

Grace R. Hicks

BOOK 4856 PAGE 612

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Unsigned, a Notary Public in and for said County and State, the within named Alvin E. Hicks and wife, Grace R. Hicks, 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 30th day of September, 1974.

Commission expires 2-5-77

Notary Public

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

ALVIN E. HICKS, ET. UX.,

TO

JOHN M. LEONARD, ET. UX.,

C 7 3 3 2 6

IDENTIF. REFERENCE

OCT 1 10 06 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

OCT-1-74	CONV	59,000.00			
OCT-1-74	S'TAX		A*	153.40	
OCT-1-74	PR'FEE		A*	.50	
OCT-1-74	W'DEED		A*	4.00	* 157.90