BOOK 4874 PAGE 18

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
Paul Leeper, et ux (NAME)	Same (NAME)	Map No: 117-8
1523 Ferguson Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. No: 146
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, John C. Hailey and wife, Peggy T. Hailey, and Gary McKay Finney,

have this day bargained and sold, and do hereby transfer and convey unto the said Paul Leeper and wife, Anne Leeper---------- their (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 169 on the Map of Victoria Place as of record in Book 332, page 10, Register's Office for said County.

Said Lot No.169 fronts 60 feet on the southerly side of Ferguson Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to John C. Hailey and Gary McKay Finney, by deed from R. E. Warrall, Clerk of the County Court of Nashville for Davidson County, of record in Book 4818, page 471, Register's Office for Davidson County, Tennessee.

Peggy T. Hailey joins in this conveyance for the purpose of conveying any interest she may have in the premises as the wife of John C. Hailey.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,950.00

Affiant

Subscribed and sworn to before me, this the 3rd day of December 19 74

Notary Public

My commission expires: 10/25/76 (Affix Seal)

This is unimproved ( ) improved (X) property, known as 1523 Ferguson Ave., 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 Paul Leeper and wife, Anne Leeper---------- 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 Paul Leeper and wife, Anne Leeper---------- their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 3rd day of December, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gary McKay Finney

John C. Hailey

Peggy T. Hailey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Robert L. Dozier, *a Notary Public in and for said County and State,* John C. Hailey and wife, Peggy T. Hailey and Gary McKay Finney ----------

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* 3rd *day of* December, *1974*

Robert L. Dozier
Notary Public

ROBERT L. DOZIER NOTARY PUBLIC DAVIDSON CO., TENN.

Commission expires 10/25/76

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 .....

DEC 10 74 CONV 12,950.00
DEC 10 74 S'TAX A* 33.54
DEC 10 74 PR'FEE A* .50
DEC 10 74 W'DEED A* 4.00 * 38.04

WARRANTY DEED

FROM
John C. Hailey, et al
TO
Paul Leeper, et ux

C 8 0 9 7 6

IDENTIF. REFERENCE

DEC 10 11 00 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238