THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney, 223 Madison St., Madison, Tennessee 37115

WARRANTY DEED

BOOK 4945 PAGE 518

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANCES MAGDELENE LESLEY (NAME)	SAME (NAME)	MP. 29
5662 CLARKSVILLE HWY. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 231
JOELTON, TENNESSEE (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---- Dollars,

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

ANNE TOSO, a single woman,

have this day bargained and sold, and do hereby transfer and convey unto the said

FRANCES MAGDELENE LESLEY,

her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the east margin of Clarksville Pike, the same being located 125 feet south of the southwest corner of the property conveyed to Wm. L. Adrian by deed of record in Book 1518, page 539, RODC, Tennessee; thence N 21° 04' W along the east margin of said pike 77.75 feet to an iron pin at the beginning of a 25 foot radius; thence around said radius northeasterly 36.37 feet to an iron pin in the south margin of a proposed 50 foot road; thence north 62° 26' E with the south margin of proposed road 295.15 feet to an iron pin; thence S 27° 34' E 100.5 feet; thence S 62° 56' W 330 feet to the point of beginning and containing 0.76 acres.

Being the same property conveyed to Anne Toso by deed from Joe Toso of record in Book 4263, page 181, Register's Office of Davidson County, Tenn.

(See attached sheet)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ [illegible]

Subscribed and sworn to before me, this the 18th day of August, 1975

Affiant

My commission expires: [illegible]

(Affix Seal) Notary Public

This is unimproved ( ) improved (X) property, known as 5662 Clarksville Hwy., Joelton, 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 grantee, her (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as appears of record.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand and seal this 18th day of August, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anne

ANNE TOSO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* ANNE TOSO, A SINGLE WOMAN,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, Tennessee *this* 18th *day of* August, *19*75.

Notary Public

Commission expires Aug 29th 1975

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.....

State of Tennessee,
County of Davidson.

The actual consideration or value, whichever is greater for this conveyance is $7,500.00.

Affiant

Sworn to and subscribed before me, this 26th day of Aug. 1975.

Notary Public

My commission expires 5-2-77

AUG27'75	CONV	*7,500.00				
AUG27'75	S'TAX		A*	19.50		
AUG27'75	PR'FEE		A*	.50		
AUG27'75	W'DEED		A*	6.00	*	26.00

WARRANTY DEED

FROM

TO

D 12951

IDENTIF. REFERENCE

AUG 27 8 43 AM '75

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

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

Anne Toso reserves a life estate in and to said property.

It is agreed that as to the life estate, grantor shall pay taxes, repairs and upkeep on said property; that the grantor shall not commit waste, nor in any way change the use of the land, without express consent of the grantee.

It is further understood and agreed that grantor shall have the absolute right to all rents and proceeds from the use of the said property consistent with her life estate.

Anne Toso
Anne Toso