BOOK 4965 PAGE 211 FORM NO. WD-1

L-110478-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,850.00

John H. Leland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 19 75

Notary Public

MY COMMISSION EXPIRES: March 20, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN H. LELAND (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	
118 E. Due West Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	51-8
Madison, TEnn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	158 Pt

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, J. L. Matheny

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Leland and wife, Floreen B. Leland

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. 10 on the Plan of Morningside Heights, Section 1, as of record in Book 1130, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 75 feet on the southerly side of Due West Avenue and runs back between parallel lines 150 feet to a line in the rear measuring 75 feet.

Being the same property conveyed to J. L. Matheny and wife, Irene Matheny by deed from John L. McMahon and wife, Franlie McMahon of record in Book 3162, page 425, Register's Office for said Davidson County, Tennessee. The said Irene Matheny havingsince died and property vested in J. L. Matheny as the surviving tenant by the entirety.

This is unimproved ( ) improved (X) property, known as 118 East Due West Avenue (House Number) (Street) Madison, Tennessee (P. O. Address) (City or Town) 37115 (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 My hand S this 23rd day of October, 1975

J. L. Matheny

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, John M. Parrish, a Notary Public in and for said County and State, the within named J. L. Matheny

the bargainor, with whom I am personally acquainted, and who acknowledged that He executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October 19 75

Commission expires March 20, 1979

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 (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

L-1104/8-1

WARRANTY DEED

FROM

J. L. Matheny

TO

John H. Leland and wife,

Floreen B. Leland

D 21675

IDENTIFICATION REFERENCE

OCT 28 10 10 AM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 28 75	CONV	18,850.00				
OCT 28 75	S'TAX		A*	48.88		
OCT 28 75	PR'FEE		A*	.50		
OCT 28 75	W'DEED		A*	4.00	*	53.38