BOOK 4982 PAGE 534

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
William J. Leonard (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	162-5
349 Ash Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	149
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged; and for the further consideration that the grantees herein agree to assume and pay the present balance, plus interest, of a note dated December 21, 1972, executed by Jerry L. Nix and wife, Nancy E. Nix, payable to Fidelity Federal Savings & Loan Association, and secured by a deed of trust of record in Book 4667, page 82, Register's Office, Davidson County, Tennessee;

We, Jerry L. Nix and wife, Nancy E. Nix

have bargained and sold, and by these presents do transfer and convey unto the said William J. Leonard and wife, Vera M. Leonard

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot No. 37 on the Plan of Hickory Valley, Section 2-A, as of record in Book 4300, page 111, said Register's Office, Said Lot 37 fronts 326.17 feet on the southeasterly margin of Ash Grove Drive and extends back 176.37 feet on the easterly line; thence N 87 degrees 0' 5" West, 407.21 feet to the point of beginning.

Being the same property conveyed to Jerry L. Nix and wife, Nancy E. Nix, by deed from RANDALL PHILLIPS BUILDERS, INC., of record in Book 4667, page 80, said Register's Office.

DEC23 75	CONV	34,775.00			
DEC23 75 S'TAX			B*	90.48	
DEC23 75 PR'FEE			B*	.50	
DEC23 75	W'DEED		B*	4.00	* 94.98

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 15th day of December, 19 75.

(Jerry L. Nix) (Nancy E. Nix)

BOOK 4932 PAGE 535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jerry L. Nix and wife, Nancy E. Nix

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 18th day of December, 1975.

My commission expires Jan 24, 1976 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 34,775.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

W. J. Leonard

Sworn to and subscribed before me
this 18th day of December, 1975.

My commission expires Notary Public

This instrument was prepared by:

C. H. Briley, Jr., Attorney	344 4th Avenue North	Nashville, Tennessee 37219
Name		Address

G-241853 bhc

WARRANTY DEED

FROM

Jerry L. Nix and wife, Nancy E. Nix

TO

William J. Leonard and wife, Vera M. Leonard

D 29632

IDENTIFICATION REFERENCE

DEC 23 3 39 PM '75

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

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

[illegible] TITLE CO.