BOOK 4998 PAGE 164

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings and Loan	6DH-16604
(STREET ADDRESS OR ROUTE NUMBER)	(NAME) Union at Fourth	147-11
(CITY) (STATE) (ZIP CODE)	(STREET ADDRESS) Nashville, Tennessee 37219	80
	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we

JOE W. LEGATE AND WIFE, MARTHA W. LEGATE

have bargained and sold, and by these presents do transfer and convey unto the said LEON T. HASTINGS AND WIFE, JOYCE P. HASTINGS

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

Being Lot No. 412 on the Plan of Whispering Hills, Section II-C, of record in Book 2663, pages 66 and 67, Register's Office for said County.

Said Lot No. 412 fronts 99 feet on the easterly side of Whispering Hills Drive and runs back 205.1 feet on the northerly line and 209.9 feet on the southerly line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Joe W. Legate and wife, Martha W. Legate by deed from Banner Construction Company, a Tennessee Corporation, of record in Book 2907, page 527, Register's Office for said County.

This conveyance is subject to easements, restrictions, set back lines of record and taxes for 1975, applicable to said property.

unimproved ( )
This is improved (X) property, known as 580 Whispering Hills Drive (House Number) (Street)
Nashville, Tennessee 37211
(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 17th day of February, 19 76.

Joe W. Legate
JOE W. LEGATE

Martha W. Legate
MARTHA W. LEGATE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 4998 PAGE 165

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JOE W. LEGATE AND WIFE, MARTHA W. LEGATE

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 17th day of February, 1976.

My commission expires 0 Nov. 13, 1979 Notary Public Teresa H. Sander

TERESA H. SANDER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 $ 29,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Leon T. Hastings

Sworn to and subscribed before me this 17th day of February, 19 76.

My commission expires 11-13-1979 Notary Public Teresa H. Sander

TERESA H. SANDER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name	Address
~~This instrument prepared by~~ STEPHENSON AND LACKEY	First Federal Building, Nashville, Tennessee 37219

FEB 19 76 CONV 29,900.00
FEB 19 76 S TAX B* 77.74
FEB 19 76 PR FEE B* .50
FEB 19 76 W DEED B* 4.00 * 82.24

WARRANTY DEED

FROM

JOE W. LEGATE AND WIFE,

MARTHA W. LEGATE

TO

LEON T. HASTINGS AND WIFE,

JOYCE P. HASTINGS

D 36705

IDENTIF. REFERENCE

FEB 19 1 42 PM '76

REGISTER DAVIDSON COUNTY, TENN.

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