BOOK 5001 PAGE 451 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

X L O Seaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 19 76.

Notary Public

MY COMMISSION EXPIRES: 5/19/78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. O. Seaton, et ux (NAME)	SAME (NAME)	10D-18465
Rt. 3 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP-PAR. 12-32
Goodlettsville Tenn 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, John Thomas Leeman and wife, Margaret O. Leeman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. O. Seaton and wife, Pauline M. Seaton,

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, in the 10th Civil District of said County and bounded as follows:
South by the lands of Marshall Draper, et al, West by Springfield Pike, East by New Baker Hill Line of the Herderson Division of the L & N Railroad, the line along said railroad runs in a northwesterly direction to the intersection of the line along the Springfield Pike, forming a point at the north end of said tract of land, containing 6 acres, more or less.
INCLUDED in the above description but expressly EXCLUDED therefrom is a tract of 1-3/5 acres conveyed to Jos. M. Davenport and wife, by deed from Lester A. Davenport and wife, as of record in Book 5138, Page 623, being a triangular strip beginning at the intersection of the L & N Railroad and Old Nashville and Springfield Pike; thence along the easterly margin of said Pike in a southerly direction 185 yards; thence easterly 58 yards to the L & N Railroad right-of-way thence along said right-of-way northwesterly 185 yards to the beginning.
BEING the same property conveyed to John Thomas Leeman et ux, Margaret O. Leeman, by deed from John A. Martin et ux, Erma G. Martin, of record in Book 3894, Page 680, Register's Office for Davidson County, Tennessee.

This is { unimproved } property, known as ____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)
{ improved }

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 our hand s this 20th day of February, 19 76

X John Thomas Leeman — Margaret O. Leeman
JOHN THOMAS LEEMAN MARGARET O. LEEMAN

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Thomas Leeman and wife, Margaret O. Leeman,

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 Goodlettsville, Tennessee, this 20th day of February 19 76

Commission expires 2/19/78

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM John Thomas Leeman, et ux

TO L. O. Seaton, et ux

D 38264

IDENTIFICATION REFERENCE

MAR 2 10 03 AM '76

REGISTER DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3-2-76 C.O. 40,000.00
S.T. 104.00
P.F. .50
W.D. 4.00
108.50