BOOK 5013 PAGE 355 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 1976.

Notary Public

MY COMMISSION EXPIRES: 2/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAWRENCE HOMER LEAKE, et ux (NAME)	FIRST FEDERAL SAVINGS AND LOAN (NAME)	MAP 145-11
1148 Stonewall Jackson Court (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	PAR- 6
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	m p

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, SANFORD LAWTON, JR., and wife, CAROLYN C. LAWTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAWRENCE HOMER LEAKE and wife, MADELYN MARIE LEAKE

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:

BEING Lot No. 1 on the Plan of Granny White Park, of record in Book 3700, page 72, Register's Office for said County.

BEGINNING at a point in the north margin of Stonewall Jackson Court, at the common corner of Lots 1 and 2; thence leaving said Court, with the line between said lots, north direction 200.0 feet to a point in the south line of the Beasley property; thence with said line in a west direction 201.1 feet to a concrete monument in the east margin of Granny White Pike; thence with said Pike, southerly 163.9 feet to a concrete monument in the beginning of a curve to the left, having a radius of 25.0 feet; thence around said curve in a southeasterly direction 39.3 feet to a concrete monument in the north margin of Stonewall Jackson Court; thence with said Court along a slight curve to the left having a radius of 1258.1 feet, a distance of 173.5 feet to a concrete monument; thence continuing with said Court 30.0 feet to the point of beginning.

BEING the same property conveyed to Sanford Lawton, Jr., and wife, Carolyn C. Lawton by deed from First American National Bank, as Executor and Trustee under the will of Mildred C. Crutcher, as of record in Book 4863, page 400, Register's Office for Davidson County, Tennessee.

GRANTEES HEREIN ASSUME AND AGREE TO PAY THE OUTSTANDING BALANCE OF AN INDEBTEDNESS, OF RECORD IN BOOK 4863, PAGE 403, REGISTER'S OFFICE FOR SAID COUNTY. GRANTORS HEREIN TRANSFER AND CONVEY ALL RIGHTS TO THE ESCROW ACCOUNT AND INSURANCE POLICY RELATED TO SAID LOAN.

unimproved ( )
This is improved (X) property, known as 1148 Stonewall Jackson Court, Nashville, Tenn. 37220
(House Number) (Street) (P. O. Address) (City or Town) (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 our hand s this 6th day of April, 1976

Sanford Lawton Jr.
SANFORD LAWTON, JR.

Carolyn C. Lawton
CAROLYN C. LAWTON

STATE OF TENNESSEE
Davidson County

BOOK 5013 PAGE 356

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SANFORD LAWTON, JR., et ux CAROLYN C. LAWTON

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 6th day of April 19 76

Commission expires 2/7/79

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

WARRANTY DEED

FROM
SANFORD LAWTON, JR.; et ux
CAROLYN C. LAWTON

TO
LAWRENCE HOMER LEAKE, et ux
MADELYN MARIE LEAKE

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

D 43702

IDENTIF. REFERENCE

APR 7 2 53 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-76	CONV	67,000.00			
APR-76	S'TAX		B*	174.20	
APR-76	PR'FEE		B*	.50	
APR-76	W'DEED		B*	4.00	* 178.70