FORM NO. WD-1

BOOK 5022 PAGE 854

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,016.96

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 1976

Notary Public

MY COMMISSION EXPIRES: 11/18/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214t

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur S. Leebrick (NAME)	Noel-Palmer Mtg. Co. (NAME)	
177 Brenda Court (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Pkwy. (STREET ADDRESS)	148-14
Nashville, TN. (CITY) (STATE) (P. O. ZIP)	Suite A. Nashville, TN. 37219 (CITY) (STATE) (ZIP)	135.00

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, Paul F. Denyes and wife, Linda L. Denyes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur S. Leebrick and wife, Eleanor J. Leebrick

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. 255 on the Plan of Colewood Acres, Section 4, as of record in Book 4175, page 144, Register's Office for said County.

Said lot fronts 78 feet on the southerly margin of Brenda Court and runs back 121.1 feet on the westerly line and 118 feet on the easterly line to a dead line in the rear, on which it measures 91.8 feet.

Being the same property conveyed to Paul F. Denyes and wife, Linda L. Denyes by deed from James M. Lawrence and wife, Betty H. Lawrence as of record in Book 4653, page 353, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4653, page 355, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 177 (House Number) Brenda Court (Street) Nashville, TN. (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 15th day of ~~March~~ May, 19 76

Paul F Denyes

Linda L Denyes

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul F. Denyes and wife, Linda L. Denyes

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 1st day of May 19 76

Commission expires 11/18/78

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 (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
Paul F. Denyes et ux

TO
Arthur S. Leebrick et ux

D 48103

IDENTIF. REFERENCE

MAY 7 1 38 PM '76

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

mail to:
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

MAY-76	CONV	24,016.1[illegible]			
MAY-76	S'TAX		6*	98.40	
MAY-76	PR'FEE		6*	.50	
MAY-76	W'DEED		6*	4.00	* 92.90