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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24361.00

Ruby Leonardo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 1976

Notary Public

MY COMMISSION EXPIRES: 11-29-1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Leonardo (NAME)	John W. Murphree Company (NAME)	
309 Pineway Dr. (STREET ADDRESS OR ROUTE NUMBER)	1 airway Plaza 1283 Murfreesboro Road (STREET ADDRESS)	162 13
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37217 (CITY) (STATE) (ZIP)	185 PW

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, Steven John Guzy and wife, Marlene Guzy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Leonardo and Ruby Leonardo

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. 16 on the Plat of Apache Hills, Section 4, of record in Plat Book 4460, page 60, Register's Office for said County.

Said Lot 16 fronts 35.27 feet on the northeast margin of Karen Ray Drive and extends back 115.10 feet on the west line and 141.58 feet on the southeast line, to a line on the rear on which it is a broken line, measuring 197.25 feet.

Being the same property conveyed to Steven John Guzy and wife, Marlene Guzy by deed from William & Lee, Inc., as of record in Book 4730, page 910, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4730, page 912, 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 4943 (House Number) Karen Ray Drive (Street) Antioch (P. O. Address) TN. (City or Town) 37013 (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 14th day of May, 1976

Steven John Guzy

Marlene Guzy

2052 MC

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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 Steven John Guzy and wife, Marlene Guzy

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 14th day of May 1976

Commission expires 11-20-1976

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 Steven John Guzy et ux

TO Paul Leonardo et ux

D 49526

IDENTIF. REFERENCE

MAY 17 1 50 PM '76

FELIX A. REDWORD REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

MAY 17 76	CONV.	24,361.23			
MAY 17 76	S'TAX		B*	63.44	
MAY 17 76	PR'FEE		B*	.50	
MAY 17 76	W'DEED		B*	4.00	* 67.94

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