WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13759

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF June 1976.

Notary Public

MY COMMISSION EXPIRES: 11-20-1976

(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
Paul Leonardo (NAME)	Noel Palmer Mortgage Co. (NAME)	71-16
309 Pinaway Dr. (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	94
Nashville Tenn 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (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, Rev. John Alfred Perry, Jr. and wife, Bernetta Dowell Perry

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

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Dan Leech'e Subdivision, as of record in Book 1424, page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 65 feet on the northerly side of Blue Ridge Avenue and e--tends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Rev. John Alfred Perry, Jr. and wife, Bernetta Dowell Perry by deed from Homer Ferguson, Jr. and wife, Linda Lee Ferguson, as of record in Book 4861, page 111, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4861, page 113, 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 917 Blue Ridge Avenue, Nashville, TN. 37207
(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 14th day of June, 19 76

John Alfred Perry Jr.

Bernetta Dowell Perry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rev. John Alfred Perry, Jr. and wife, Bernetta Dowell Perry

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, TN. this 14 day of June, 1976

Commission Expires 11-20-1976 Notary Public

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

D 53694

IDENTIF. REFERENCE

JUN 15 9 10 AM '76 REGISTER DAVIDSON COUNTY, TENN.

JUN 15 76	CONV	13,759.00			
JUN 15 76	S'TAX		B*	35.88	
JUN 15 76	PR'FEE		B*	.50	
JUN 15 76	W'DEED		B*	4.00	* 40.38

MAIL TO:
W. G. TRABER
P.O. Box 22355
NASHVILLE, TENN. 37214

WARRANTY DEED

FROM
Rev. John Alfred Perry, Jr. et ux

TO
Paul Leonardo et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

William G. Traber
P. O. Box 22355
Nashville, Tenn. 37214