BOOK 5092 PAGE 784

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

F-428

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-14-18	Charles I. Leverette	new owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	507 Snyder Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, including the love and affection Georgia Ruth Eckhardt, the Grantor, has for her nephew, Charles I. Leverette, the Grantee, and in further consideration of his promise to look after her until her death,

GEORGIA R. ECKHARDT,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES I. LEVERETTE,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the south part of Lot No. 190 on the Map of West Nashville Heights as of record in Book 332, page 127, described as follows:

Beginning at a point in the westerly margin of Foster or Holman Street, 215 feet north of Twin Street, being the common corner of Lots Nos. 190 and 121; thence with the line between said lots, westerly 176.5 feet to the easterly terminus of a 12-foot alley; thence with the easterly terminus of said alley northerly 6 feet to the north line of said alley; thence with the line of the same, westerly 88 feet to the intersection of said alley and another 12-foot alley; thence with the easterly margin of the last mentioned alley, northerly 93.5 feet to the southwesterly corner of the property conveyed to W. R. Easley by deed of record in Book 1151, page 640; thence with the south line of the Easley lot easterly 295 feet, more or less, to the westerly margin of Foster Street; thence with the margin of the same, southerly 55 feet to the point of beginning.

Being the same property conveyed to Georgia R. Eckhardt, by deed from J. W. Prosser and wife, Alma F. Prosser, as of record in Book 4156, page 891.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of December, 1970.

Georgia R. Eckhardt

Georgia R. Eckhardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Georgia R. Eckhardt,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 16th day of December, 1970.

My commission expires: July 23, 1974

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,000.00

Charles I. Leverette
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 1970

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: hs

FROM
GEORGIA R. ECKHARDT

TO
CHARLES I. LEVERETTE

825 Woodbine Ave
Jeffersonville, Ind.

D 79330

IDENTIF. REFERENCE

DEC 2 8 52 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared DEC-27'76 CONV *8,000.00 and _____, with whom I am personally acquainted, and who upon oath acknowledged DEC-27'76 TAX 20.80 to be the _____ and DEC-27'76 FEE .50 _____, respectively, of DEC-27'76 DEED 4.00 * and 25.30 _____, a corporation, the bargainor, and that _____, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public