THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

BOOK 5102 PAGE 576 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas S. Leek, Sr. and wife, Roe Ellen C. Leek	First Federal Savings	MAP 117-6
(NAME)	(NAME)	
2113 Hampton Avenue	Fourth & Union	PAR 70
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215	Nashville, Tn. 37219	m.p
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 - ($10.00) - - - - - - - - - - - - - - - - *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, Otto Morse Kochtitzky and wife, Marjorie Stephenson Kochtitzky

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas S. Leek, Sr. and wife, Roe Ellen C. Leek

their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the westerly 125 feet of the easterly 135 feet of the southerly part of Lot No. 21 on the Plan of Hillsboro Heights Subdivision, unrecorded, and described according to a survey made by W. B. Southgate, Engineer, May ____, 1910, as follows: Beginning on the southerly margin of Hampton Avenue at a point 465 feet east of the center of 23rd Avenue, South; thence with the southerly margin of Hampton Avenue, eastwardly 125 feet to Graves' northwest corner; thence with Graves' west line southwardly 340 feet to a dead line; thence westwardly 125 feet; thence northwardly 340 feet to the point of beginning.

Being the same property conveyed to Otto Morse Kochtitzky and wife, Marjorie Stephenson Kochtitzky, by deed from Beverly Douglas and wife, Josephine H. Douglas, of record in Book 2398, page 186, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 28th day of December 19 76

Affiant Mary E. Ruthford

My commission expires: 8-13-80 (Affix Seal)

Notary Public Dorothy A. Allison

This is improved ( ) unimproved (XX) property, known as 2113 Hampton Avenue, Nashville, Tenn. 37215 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Thomas S. Leek, Sr. and wife, Roe Ellen C. Leek

their ~~successors~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas S. Leek, Sr. and wife, Roe Ellen C. Leek

their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 28th day of December, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Otto Morse Kochtitzky
OTTO MORSE KOCHTITZKY

Marjorie Stephenson Kochtitzky
MARJORIE STEPHENSON KOCHTITZKY

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Otto Morse Kochtitzky and wife, Marjorie Stephenson Kochtitzky

the within named bargainor, 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 17th day of December, 1976

Jeanne P. Zerfoss, Notary Public

Commission expires Feb. 18, 1980

JEANNE P. ZERFOSS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

OTTO MORSE KOCHTITZKY and wife,
MARJORIE STEPHENSON KOCHTITZKY

TO

THOMAS S. LEEK Sr. and wife, ROE
ELLEN C. LEEK

JAN-4-77	CONV	90,000.00			
JAN-4-77	CONV	35,000.00			
JAN-4-77	S'TAX		B*	325.00	
JAN-4-77	PR'FEE		B*	.50	
JAN-4-77	W'DEED		B*	4.00	* 329.50

D 8 3 6 6 3

IDENTIFICATION REFERENCE

JAN 4 1 43 PM '77

FEE AND REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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