This Instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5107 PAGE 326

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thaddeus L. Leininger et ux	SECURITY FEDERAL SAV. & LOAN	MAP - 117-10
(NAME) 2302 Valley Brook Road	(NAME) 2700 FRANKLIN ROAD	Parcel - 19
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn.	(STREET ADDRESS) NASHVILLE, TENN. 37204	
(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 by Thaddeus L. Leininger and wife, Nadia D. Leininger and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Edward B. Hart and wife, Elenor H. Hart

have this day bargained and sold, and do hereby transfer and convey unto the said Thaddeus L. Leininger and wife Nadia D. Leininger their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 5 of Block 4 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County.
Said Lot No. 5 fronts 208.9 feet on the northerly side of Valley Brook Road and runs back 339 feet on the easterly line and 336.5 feet on the westerly line to a dead line, measuring 195 feet thereon.

Being the same property conveyed to Edward B. Hart and wife, Elenor H. Hart, by deed from Melvin L. Putman and wife, Martha J. Putman, recorded in Book 4439, page 883, Register's Office for said County.

This conveyance is subject to an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville, of record in Book 3767, page 214, Register's Office for said County, and a 75-foot setback line from Valley Brook Road as shown on the Plan of record in Book 974, page 29, Register's Office for Davidson County, Tennessee; and also Easements and rights-of-way reserved in an instrument of record in Book 1049, page 28, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 95,000.00

Subscribed and sworn to before me, this the 14th day of January 19 77

Affiant Nadia D. Leininger

My commission expires 4/21/80 (Affix Seal)

Notary Public Mary Ensley

NOTARY PUBLIC STATE OF TENNESSEE

This is improved (X) unimproved ( ) property, known as 2302 Valley Brook Road (House Number) (Street) Nashville, Tennessee 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 Thaddeus L. Leininger and wife, Nadia D. Leininger 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 taxes for 1977 which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thaddeus L. Leininger and wife, Nadia D. Leininger their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 14th day of January, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward B. Hart

Elenor H. Hart

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emmons, a Notary Public in and for said County and State, Edward B. Hart and wife, Elenor H. Hart

the within named bargainors, 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 January, 1977.

Mary Emmons, Notary Public

Commission expires 4/21/80

MARY EMMONS NOTARY PUBLIC LARGE STATE OF TENNESSEE

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.....

JAN20F	CONV	95,000.00			
JAN20F	S'TAX		B*	247.00	
JAN20F	PR'FEE		B*	.50	
JAN20F	W'DEED		B*	4.00	* 251.50

WARRANTY DEED

FROM
Edward B. Hart et ux

TO
Thaddeus L. Leininger etux

D 8 5 9 3 2

T

IDENTIF. REFERENCE

JAN 20 9 21 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238