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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 $ 19,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 77.

Notary Public

MY COMMISSION EXPIRES: December 23, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Knox (NAME)	Veterans Administration (NAME)	51-12-102
Rt. I (STREET ADDRESS OR ROUTE NUMBER)	VA Regional Office (STREET ADDRESS)	
Nolensville Tn. 37135 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

Mail

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~~ I, DIANE M. LEACH, A Single Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBERT KNOX

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. 9 and the westerly 50 feet of Lot No. 10 on the Map of Andrew Jackson's Addition to Montague Park Subdivision of record in Book 547, pages 83 and 84, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot and part of Lot adjoin and front together 125 feet on the northerly side of Beach Avenue and run back between parallel lines, Lot 9 running back along the easterly margin of Indian Trail 187.5 feet to a dead line.

BEING the same property conveyed to Diane M. Leach, unmarried, by deed from Bobby J. Morrison and wife, Judy R.Morrison, of record in Book 4108, page 916, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantee(s) herein, assume and agree to pay the unpaid balance owing on a certain note, executed by the Grantor(s) herein to Veterans Administration in the original principal amount of $8,400.00, of record in Book 4041, page 655, said Register's Office.

unimproved ( )
This is improved (X) property, known as 345 Beach Avenue, Madison, TN
(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 my hand this 15th day of April, 19 77

Diane M. Leach

DIANE M. LEACH

[redacted]

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DIANE M. LEACH

the bargainor, 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 15th day of April 1977

Commission expires

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

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WARRANTY DEED

FROM
DIANE M. LEACH

TO
ALBERT KNOX

TENN. REFERENCE

APR 18 10 44 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

APR 18 77	CONV	19,500.00			
APR 18 77	S'TAX		B*	50.70	
APR 18 77	PR'FEE		B*	.50	
APR 18 77	W'DEED		B*	4.00	* 55.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.