This instrument was prepared by Meians Smith Jr Attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee. 37215.

mail

WARRANTY DEED

BOOK 5161 PAGE 826

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lennard Leighton etux, Louise M.	Fidelity Federal Savings & Loan	Map 143-3B
(NAME) Unit 6921 = Highland Park Dr.	(NAME) P. O. Box 2588	Parcel 36
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee.	(STREET ADDRESS) Nashville, Tennessee. 37219.	9D-63453
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is acknowledged, including the assumption by the Grantees of the unpaid balance of an indebtedness in the original amount of $30,000.00 to Fidelity Federal Savings and Loan; and secured by a deed of trust executed by James Michael Salato and wife, Susan Slayden Salato, to Vaden Lackey, Jr. Trustee, of record in Book 4791, page 987, Register's Office for Davidson County, which said balance Grantees assume and promise to pay, We,

Michael Salato and wife, Susan S. Salato, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

Lennard Leighton and wife, Louise M. Leighton, hereinafter called Grantees, their

~~successors~~ *heirs and assigns,*

~~successors, heirs and assigns,~~

A certain Condominium apartment in Davidson County, Tennessee, as follows:
Unit No. 6921, in a Horizontal Property Regime which is located on the Plat of Phase Three, Harpeth Glen Condominium, of record in Book 4675, page 64, said Register's Office, together with the accompanying carport, as shown thereon, and the appurtenant interest in the land and general common elements as set forth in the Master Plan and By Laws of record in Book 4546, page 658, as amended in Book 4630, page 504, and in Book 4775, page 384, said Register's Office, to all of which reference is here made.
Being the same property conveyed to Grantors by deed from Harpeth Glen Corp. of record in Book 4791, page 982, said Register's Office.

This conveyance is subject to:
(1) All covenants, restrictions, options, assessments and undertakings contained in the Master Deed and By-Laws of record in Book 4546; page 658, as amended in Book 4630, page 504, and in Book 4775, page 384, said Register's Office, and to the rules and regulations thereunder, all of which the Grantees do assume and agree to observe and perform, including, but not limited to the payment of assessments; and
(2) Setback lines, easements, and limitations as shown on the Plan of record in Book 4675, page 64, said Register's Office, and all utility easements now or hereafter established upon said land.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Subscribed and sworn to before me, this the 20th day of June 19 77

Affiant

My commission expires: 10-30-1979 (Affix Seal)

Notary Public

RECEIVED JUN 20 1977 DAVIDSON COUNTY TENN.

This is unimproved ( ) improved (X) property, known as Unit 6921, Highland Park Drive, Nashville, Tennessee.
(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

Grantees, 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 stated above and for 1977 taxes which have been prorated and payment thereof assumed by Grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

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

Witness our *hand* S *this* 20th *day of* June, 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.*

Michael Salato

Susan S. Salato
Susan S. Salato

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Michael Salato and wife, Susan S. Salato

the within named 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, Tennessee.
this 20th *day of* June, *19* 77

Notary Public

Commission expires Nov 26, 1979

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 .....

JUN21 77 CONV 42,000.00
JUN21 77 S'TAX B* 109.20
JUN21 77 PR'FEE B* .50
JUN21 77 W'DEED B* 4.00 * 113.70

E 10169

IDENTIF. REFERENCE

JUN 21 9 50 AM '77

FE... ...UTER
BA... ...ENN.

WARRANTY DEED

FROM

Michael Salato etux.

TO

Lennard Leighton etux.

Compliments of

Madison Title Company

Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS