BOOK 5246 PAGE 77

THIS INSTRUMENT PREPARED BY:

ROCHELLE & CALLIS
Attorneys-at-Law
226 Mt. Juliet Road
Mt. Juliet, Tennessee

SEND TAX BILLS TO: New Owner
Douglas E. Reynolds
42 Blue Lake Circle
Old Hickory, TN
37138

DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, FRANCES B. LEAVER, a widow, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto DOUGLAS E. REYNOLDS and wife, JUDY A. REYNOLDS, their heirs and assigns, the following described property, to-wit:

Land in Davidson County, Tennessee, being the easterly 45 feet front and 43 feet rear of Lot No. 28 on the Map of Eastmoreland Place, of record in Book 161, Page 170, Register's Office for said County.

Said part of said lot fronts 45 feet on the northerly side of Eastmoreland Street and runs back between lines 140 feet, more or less, to an alley on which it measures 43 feet.

Being the same property conveyed to Thomas Richard Leaver and wife, Frances B. Leaver by Deed of record in Book 4700, Page 135, Register's Office of Davidson County, Tennessee. Said Thomas Richard Leaver is now deceased having died intestate in Davidson County on the 22nd day of October, 1976 and a Final Settlement for his estate being of record in Minute Book 250, Page 368, Probate Court Clerk's Office of Davidson County, Tennessee.

This is improved property known as 103 Eastmoreland Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said DOUGLAS E. REYNOLDS and wife, JUDY A. REYNOLDS, as tenants by the entireties, their heirs and assigns, in fee simple forever.

I COVENANT that I am lawfully seized and possessed of the within conveyed property, that I have a good and lawful right to sell,

MAP 71 - 15
GROUP
PARCEL 88
FIELD BOOK 12 D A -25230

transfer and convey same, that same is free, clear and otherwise unencumbered, and I will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

TAXES for the current year shall pro-rated and settled in cash among the parties hereto.

POSSESSION shall be given with delivery of Deed.

WITNESS my hand on this the 25 day of January, 1978.

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IDENTIF. REFERENCE

JAN 25 | 21 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Frances B Leaver
FRANCES B. LEAVER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargaonor, FRANCES B. LEAVER, with whom I am personally acquainted, and who acknowledges the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 25 day of January, 1978.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-20-81

JAN 25 1978 SHELBY COUNTY TENNESSEE

JAN 25 CO: 6,000.00
ST 15.60
PF W.D. 4.00 ★ 20.10

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $ 6,000.00.

Frances B Leaver
AFFIANT

Subscribed and sworn to before me, on this the 25 day of January, 1978.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-20-81