3150 05/16 186.50- CHECK

BOOK 5436 PAGE 399

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Thomas A Madison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 1979.

John W. Wilkins
Notary Public

MY COMMISSION EXPIRES: March 8, 1980
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Madison et ux (NAME)	same (NAME)	132-[illegible]
4302 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	91
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Mary Virginia Speiden, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Madison and wife, Patricia Madison

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. 12 on the Plan of Section No. 2, Glendale Park, of record in Book 1130, page 61, Register's Office for said County.

SAID Lot No. 12 fronts 120.0 feet on the easterly margin of Lealand Lane and extends back 132.1 feet on the northerly line and 185.5 feet on the southerly line to a broken line in the rear, measuring 136.4 feet thereof.

BEING property devised to Mrs. Mary Virginia Speiden under the Last Will and Testament of William Richard Creal, deceased, which Will was entered in Will Book 126 at page _____ in the County Court Clerk's Office for said County, Probate Division, said decedent, who was one and the same person as William R. Creal, having acquired title thereto by deed to him and his wife, Mabel B. Creal, also now deceased and who predeceased her said husband, from Carolyn G. Pavlick and husband, W. R. Pavlick, recorded in Book 3100 at page 229 in said Register's Office.

This is unimproved ( ) improved (X) property, known as 4302 Lealand Lane, Nashville, Tennessee
(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 May, 19 79

Mary Virginia Speiden

Mary Virginia Speiden

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 Mary Virginia Speiden

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 May 19 79.

Commission expires March 8, 1980

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

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Mary Virginia Speiden

TO

Thomas A. Madison et ux

F-29610

IDENTIF. REFERENCE

MAY 16 11 17 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SPICER
WILKINS, ADAMS & ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

Row 1, Box 8, dp

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		70000.00-	CO	
		182.00	CO TX	
		.50	PRFEE	
		4.00	WDEED	
			CHECK	186.50-
3150A	05/16/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-29610

IDENTIF. REFERENCE

MAY 16 11 17 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 684277