This instrument prepared by: Thomas E. Stewart, Attorney, 223 Madison Street, Madison, TN 37115

WARRANTY DEED

BOOK 5594 PAGE 320

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES P. LEGG, ET AL	SAME	11pD 42925
(NAME:)	(NAME:)	52-3
835 Neely's Bend Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 7 & 8
Madison, TN 37115 (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, and other good and valuable considerations, receipt of which is hereby acknowledged,

F 86442

IDENTIF. REFERENCE

APR 24 11 32 AM '80

REGISTER DAVIDSON COUNTY, TENN.

IDA MAE STIDDUM, widow,
hereinafter referred to as Grantor,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* JAMES P. LEGG AND CHARLES R. GRAY, as joint tenants, with right of survivorship, their hereinafter referred to as Grantees, *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, in the 11th, formerly the 19th, Civil District, described as follows:

BEGINNING at a point in the centerof Neely's Bend Road 50 feet westerly from the southeast corner of a tract of land conveyed to Fernando Stiddum and wife, by deed from J. J. Pate, Trustee, of record in Book 609, page 178, Register's Office for said County; thence North 3-3/4 degrees East 70 poles more or less, to a point in the southern boundary line of a tract of land conveyed to Hugh Freeman by deed from Fernando Stiddum and wife, of record in Book 1092, page 77, said Register's Office, being the northwest corner of a tract of land dedicated by Fernando Stiddum and wife, to the General Public for road purposes, of record in Book 1058, page 595, said Register's Office; thence North 86-1/2 degrees West 19 poles, more or less, to a point; thence South 3 degrees West 67 poles, more or less, to a point in the center of the said Neely's Bend Road; thence with the center of said road South 71 degrees East 14.85 poles to a point; South 69 degrees East 2-1/2 poles, more or less, to the beginning, containing 8 acres, more or less.

Being the same property conveyed to S. F. Stiddum and wife, Ida Mae Stiddum, by deed of record in Book 1469, page 248, Register's Office for Davidson County, Tennessee; the said S. F. Stiddum having since died and by operation of law property now vests solely in Ida Mae Stiddum.

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,500.00

Subscribed and sworn to before me, this the 1st day of April, 19 80

Affiant

My commission expires: June 23 81

(Affix Seal)

Notary Public

INCLUDED in the above description but EXCLUDED therefrom is a portion of the above described premises having been conveyed to Carl B. Stiddum and wife, Eva W. Stiddum, by deed of record in Book 2246, page 517, Register's Office for Davidson County, Tennessee, described as follows: Land lying in the 11th, formerly 19th, Civil District of said County, described according to a copy of a survey made August 3, 1953, by Harvey Gee, Surveyor, as follows: Beginning at an iron pin in the westerly margin of Kinsey Avenue, at a turn in said Avenue, the northeast corner of this tract and the southeast corner of Lot No. 37 on the Map of East Madison Addition, not of record; thence with the south line of said Lot 37, North 86 deg. 12' West 295.7 feet to an iron pin at the common corner of Lots 82 and 83 on the Map of Rainbow Terrace Subdivision, Section III, as of record in Book 2133, page 20, Register's Office for said County; thence along the easterly line of Lots 83 and 84 of said Subdivision, South 3 deg. 10' West 150 feet to an iron pin; thence South 86 deg. 12' East 293.8 feet to an iron pin in the westerly margin of Kinsey Avenue; thence with the margin of the same, North 3 deg. 45' East 150 feet to the beginning.

Grantee acknowledges receipt of this conveyance as described herein.

JAMES P. LEGG

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

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 I *do covenant with the said* Grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 1st *day of* April, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Ida Mai Stiddum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5594 PAGE 322

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named IDA MAE STIDDUM, widow

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 Madison, Tennessee, this 22nd day of April, 19 80.

Notary Public.

Commission Expires 6 - 23 - 81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES P. LEGG, the bargainor, with whom I am personally acquainted,

~~the bargainor, with whom I am personally acquainted,~~ and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 22 day of April, 19 80.

Notary Public.

Commission Expires 6-23-81

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 _____.

5281

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5594 PAGE 323

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46500.00- CO	
			120.90 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 130.40-	
5281A04/24/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-86442

IDENTIF. REFERENCE

APR 24 11 32 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No.754113