44 02/10 41.60- CHECK

# WARRANTY DEED

BOOK 5850 PAGE 883

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January 1982

Notary Public

MY COMMISSION EXPIRES: 10-17-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| J.M. ENTERPRISES (NAME) | SAME (NAME) | 108-8 |
| 5207 SAUNDERSVILLE ROAD (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 51 |
| OLD HICKORY, TN. 37138 (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, C.U. LEGGETT, JR., AND WIFE, MICHELLE ELAINE LEGGETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK MARSHALL D/B/A J. M. ENTERPRISES

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:

BEING LOT NO. 208, OF PLAN OF SECTION TWO, LARCHWOOD, OF RECORD IN BOOK 5200, PAGES 57,58, AND 59, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A FULL AND COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO C.U. LEGGETT, JR. BY DEED FROM JAMES M. FISCHER, JR. AND WIFE, MARY V. FISCHER, AS OF RECORD IN BOOK 5691, PAGE 118, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO EASEMENTS, MINIMUM BUILDING SETBACK LINES AND CONDITIONS SET FORTH ON PLAN OF RECORD IN BOOK 5200, PAGES 57, 58, AND 59, SAID REGISTER'S OFFICE AND RESTRICTIVE COVENANTS OF RECORD IN BOOK 5479, PAGES 443 THROUGH 450.

THE SAID MICHELLE ELAINE LEGGETT JOINS IN THE EXECUTION OF THIS INSTRUMENT THE PURPOSES OF RELEASING ANY AND ALL RIGHTS THAT SHE MAY HAVE OR BE ENTITLED TO IN THE ABOVE DESCRIBED PROPERTY, ESPECIALLY HER MARITAL RIGHTS.

This is unimproved (X) improved ( ) property, known as 3509 Elm Hill Pk Nash. Tn. 37214
(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 20th day of JANUARY, 19 82

C. U. Leggett Jr.
C.U. LEGGETT, JR.

Michelle Elaine Leggett, Attorney in Fact by C. U. Leggett Jr.
MICHELLE ELAINE LEGGETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5850 PAGE 884

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named C.U. LEGGETT, JR.

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

Witness my hand and official seal at NASHVILLE, TN. this day of JANUARY, 19 82

Commission Expires 10-17-82

Notary Public.

STATE OF
County

RUSH

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 purpose 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

FEB 15 PM '82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON THE 28th DAY OF JANUARY, 1982, BEFORE ME PERSONALLY APPEARED C.U. LEGGETT, JR., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF MICHELLE ELAINE LEGGETT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID MICHELLE ELAINE LEGGETT.

SWORN TO AND SUBSCRIBED BEOFRE ME, A NOTARY PUBLIC THIS THE 28th DAY OF JANUARY, 1982.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-17-82

**WARRANTY DEED**

FROM
C.U. LEGGETT, JR.

TO
JACK MARSHALL D/B/A J. M. ENTERPRISES

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5850 PAGE 885

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

13500.00- CO
35.10 CO TX
.50 PRFEE
6.00 WDEED
CHECK 41.60-
2144A02/10/82 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

679379

IDENTIF. REFERENCE

FEB 10 1 51 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 866698