Map 81-7 Par 427 2e

WARRANTY DEED—SHORT FORM. (Box 956-2)

For and in Consideration of the sum of NINE THOUSAND DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, we, E. M. Van Leer and Martha Van Leer ~~XXXX~~ ~~Dollars,~~

BOOK 6118 PAGE 579

a one-half (1/2) undivided interest

have bargained and sold, and by these presents do transfer and convey unto the said

Elzie Van Leer, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being Lot No. 26 on the Map of Cephas Woodard Subdivision, of Lots Nos. 5 and 6 of the Woodard Plan, of record in Book 161, page 174, Register's Office of Davidson County, Tennessee

Said Lot No. 26 fronts 50 feet on the easterly side of Cephas Avenue, and runs back between parallel lines along the south margin of Clay Street, 115 feet to an alley.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING TERMS: That if Elzie Van Leer predeceases E. M. Van Leer, the property reverts to E. M. Van Leer, and further that if E. M. Van Leer predeceases Elzie Van Leer, Elzie Van Leer shall take entire fee as survivor.

Send Tax Bills to NEW OWNER
ELZIE VANLEER
Name
P.O. Box 56
DICKSON, TN. 37055
Address

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 9,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Elzie L Vanleer
Affiant

Subscribed and sworn to before me this the 24 day of Jan 19 83

Notary Public
My Commission Expires Sept 24, 1986

DICKSON

IDENTIF. REFERENCE
AUG 18 1 21 PM '83
FELIX A. MCCLARIN REGISTER
DAVIDSON COUNTY, TN

H 6.7.9 6.8

MAIL END

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said a one-half (1/2) undivided interest to Elzie Van Leer, his heirs and assigns, forever. And we do covenant with the said Elzie Van Leer that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said one-half undivided interest to Elzie Van Leer, his heirs and assigns, against the lawful claims of all persons whomsoever. ~~A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.~~

Witness our hands, this 24th day of January, 1983.

Witness:
K. Gardner

E. M. Van Leer
E. M. VAN LEER

Martha Van Leer
MARTHA VAN LEER

THIS INSTRUMENT PREPARED BY
ROBERT L. LITTLETON, ATTORNEY

08/18 29.90- CHECK
769

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK.

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , Clerk of the County Court of said County, the within named

BOOK 6118 PAGE 580

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

Witness my hand, at office, this day of , 19

....., Clerk.

....., D. C.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

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

E. M. VAN LEER AND MARTHA VAN LEER

the 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 Tenn.

Tennessee, this 24th day of January, 1983

My Commission Expires May 20th, 1985

Kassie Gardner
Notary Public

ROSIE GARDNER NOTARY PUBLIC DAVIDSON COUNTY

Warranty Deed

FROM E. M. VAN LEER, et ux

TO ELZIE VAN LEER

STATE OF TENNESSEE
DAVIDSON COUNTY.
Register's Office

Received for record the day of , A.D. 19

at o'clock M. Noted in Note Book , page , and recorded in Book of Deeds , Vol. , Page

Fee Paid, $

Witness my hand,

, Register.

State Tax . . . . . $

Clerk's Fee . . . . . $

Total . . . . . $

Paid this day of , 19

County Court Clerk.

Business Supply Co. - Dickson

STATE OF TENNESSEE, COUNTY.

Register's Office, , 19

I, , Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. , page ; that they were received , 19 , at o'clock M., and entered in Note Book , Page

Register.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6118 PAGE 581

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

9000.00- CO
23.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 29.90-
0769A06/18/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 7 9 6 8.

IDENTIF. REFERENCE

AUG 18 1 21 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 972279