WARRANTY DEED

BOOK 7149 PAGE 924

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter C. Leaver, Jr. etux	Same	Map 117-16
(NAME)	(NAME)	
1135 Maplehurst Avenue		Par 199
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of

Seventy Five Thousand ($75,000.00) and no/100 ---------- *Dollars,* cash in hand paid by Walter C. Leaver, Jr. and wife Anne Leaver the receipt of which is here by acknowledged.

We, Paul W. Gaddes, Jr. and Paul W. Gaddes, Sr.

have this day bargained and sold, and do hereby transfer and convey unto the said

Walter C. Leaver, Jr. and wife Anne Leaver

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the westerly 25 feet of Lot No. 11 and the easterly 48 feet of Lot No. 10, on the Map of S. F. & C. D. Morrow's Subdivision of Lots38, 39 and part of 37 in McNairy's Subdivision, as of record in Book 332, page 86, Register's Office for said County.

Said westerly 23 feet of Lot No. 11 and said easterly 48 feet of said Lot No. 10 together front 71 feet on the northerly side Maplehurst Avenue and run back northwardly between parallel lines, 204.5 feet, more or less, to the center of an alley in the rear of said lots.

Being the same property conveyed to Paul W. Gaddes, Jr. and Paul W. Gaddes, Sr. by deed from Frances Hille of record in Book 6126, page 356, said Register's Office.

This conveyance is made subject to right of way easement of record in Book 1762, page 37, said Register's Office.

Taxes for the year 1987 are pro-rated and assumed by grantees.

This Instrument was prepared by James R. Wyatt, 100,39th.Ave. No. Nashville, Tn.

J. R. WYATT, NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 17 day of FEB 19 87

Affiant Walter C. Leaver, Jr.

My commission expires July 18, 1987 (Affix Seal)

Notary Public J. R. Wyatt

unimproved ( )
This is improved (X) property, known as 1112, Maplehurst Avenue, Nashville, Tn. 37204
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 17 *day of* FEB *19* 87 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Paul W. Gaddes, Jr.

Paul W. Gaddes, Sr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. R. Wyatt, *a Notary Public in and for said County and State,* Paul W. Gaddes, Jr. and Paul W. Gaddes, Sr.

the within named bargainors, 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, Tennessee, *this* 20 *day of* FEB, *19* 87.

Commission expires July 18, 1987 J. R. Wyatt *Notary Public*

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.....

Ma
11
Ne

1 to Walter C. Leaver, Jr.
5 Maplehurst Drive 1135
hville, Tn. 37204

WARRANTY DEED

FROM
Paul W. Gaddes, Jr. etal

TO
Walter C. Leaver, Jr. etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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

750[illegible].[illegible] C- CAMT.
210.[illegible]0 CSTAX
.50 PRFE
6.00 WDE[illegible]
CHECK 216.50-.
5442A0[illegible]/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:8:1:6:8:

IDENTIFICATION REFERENCE

FEB 27 10 59 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.50704