Mail

THIS INSTRUMENT PREPARED BY:
H. Marshall Greene
O'Hare, Sherrard & Roe
500 Church Street, Fourth Floor
Nashville, Tennessee 37219

BOOK 7240 PAGE 370

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Gerald Alton LeCroy and wife, Dorothy Elizabeth LeCroy 6732 Pennywell Drive Nashville, Tennessee 37205	Leader Federal S & L Association 158 Madison Avenue Memphis, Tennessee 38103	115-10-85 8DZ-63620

FOR AND IN CONSIDERATION of the sum of Two Thousand Dollars ($2,000) Calvin Miller and wife, Molly Miller, hereinafter, whether one or more, jointly and severally referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto Gerald Alton LeCroy and wife, Dorothy Elizabeth LeCroy, hereinafter, whether one or more, jointly and severally referred to as the Grantee, and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of the easterly portion of Lot 157 of the West Meade Estates Section 8 subdivision of record in Book 3700, page 31, Register's Office for Davidson County, Tennessee as more particularly described as follows:

Land in the First Civil District of Davidson County, described as follows:

Beginning at an iron pin 95.27', and N 82°05'00" W of the Northwesterly most corner of lot 155 West Meade Estates Section 8, of record in Plat Book 3700, Page 31, of the Register's Office of Davidson County; thence proceeding S 33°48'41" E, 85.23' to an iron pin; thence S 16°19'28" E. 42.47' to an iron pin; thence S 35°32'51" E, 95.92'; thence S 28°48'31" W, 25.00' to an iron pin; thence S 61°11'29", E, 42.00'; thence N 28°48'31" E, 27.86' to an iron pin; thence N 33°48'41" W, 246.89'; thence N 82°05'00" W, 16.08' to the beginning containing .12 acres.

Also included with the foregoing conveyance, but excluded from the warranties and covenants set forth hereafter is an additional part of the remaining easterly portion of Lot 157 of the West Meade Estates Section 8 subdivision, being the easterly 20 feet front and 7.74 feet rear of Lot 157, which while not properly subdivided had previously

been conveyed to Grantee by deed of record in Book 5956, page 177, Register's Office for Davidson County, Tennessee, it being the intent of Grantor hereunder to quitclaim any right, title and interest in and to that portion of Lot 157 conveyed to Grantee by the deed of record in Book 5956, page 177, said Register's Office and to waive any claim that Grantor might have for the improper subdivision thereof, and to establish and confirm a new property line boundary between Lots 156 and 157 of the West Meade Estates Section 8 subdivision at the location set forth on the subdivision plat prepared by James Jeffers on January 28, 1987 of record in Plat Book 6900, page 253, Register's Office for Davidson County, Tennessee, so as to reconstitute said Lots as set forth in said subdivision plat, which also recognizes the combination of Lots 158 and the remaining portion of Lot 157.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee and the said Grantee's heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following: taxes for the year 1987, Restrictive Covenants of record at Book 3934, page 545, as amended in Book 4503, page 111 Register's Office for Davidson County, Tennessee, and the matters shown in the Plat of record in Plat Book 6900, page 253, said Register's Office. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's (successors), heirs and assigns, against the lawful claims of all persons.

Grantor by the execution hereof and Grantee by its acceptance as set forth below do hereby further acknowledge that it is their intent to terminate and they hereby do terminate the Permanent Easement Agreement of record in Book 4439, page 322 and the Restrictive Covenants Agreement in Book 7127, page 945, the former no longer being necessary by virtue of the conveyance hereinabove described and the

latter being terminated by the volition of the parties in accordance with Section 6 thereof.

Witness our hands this 15 day of May, 1987.

Calvin Miller

Calvin Miller

Molly Miller

Molly Miller

By acceptance of this deed, the undersigned Gerald Alton LeCroy and wife, Dorothy Elizabeth LeCroy, do hereby consent to the termination of the Permanent Easement Agreement, and Restrictive Covenants Agreement as hereinabove set forth.

Witness our hands this 15 day of May, 1987.

Gerald Alton LeCroy

Gerald Alton LeCroy

Dorothy Elizabeth LeCroy

Dorothy Elizabeth LeCroy

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000.00.

Affiant

Sworn to and subscribed before me, this 15th day of May, 1987.

Pamela A. Allen

Notary Public

My Commission Expires Jan. 21, 1990

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Pamela A. Allen, a Notary Public in and for the County and State aforesaid, personally appeared Calvin Miller, the within named 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 seal, at office in Nashville, Tennessee, this 15th day of May, 1987.

Pamela A. Allen
Notary Public

My Commission Expires:
My Commission Expires Jan. 21, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Pamela A. Allen, a Notary Public in and for the County and State aforesaid, personally appeared Molly Miller, the within named 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 seal, at office in Nashville, Tennessee, this 15th day of May, 1987.

Pamela A. Allen
Notary Public

My Commission Expires:
My Commission Expires Jan. 21, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Pamela A. Allen, a Notary Public in and for the County and State aforesaid, personally appeared Gerald Alton LeCroy, the within named 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 seal, at office in Nashville, Tennessee, this 15th day of May, 1987.

Pamela A. Allen
Notary Public

My Commission Expires:
My Commission Expires Jan. 21, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Pamela A. Allen, a Notary Public in and for the County and State aforesaid, personally appeared Dorothy Elizabeth LeCroy, the within named 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 seal, at office in Nashville, Tennessee, this 15th day of May, 1987.

Pamela A. Allen
Notary Public

My Commission Expires:
My Commission Expires Jan. 21, 1990

2.7-2.16

IDENTIFICATION REFERENCE

MAY 19 10 26 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7240 PAGE 375

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
			2000.00-	CAMI.
			5.60	CSTAX
			.50	PRFEE
			18.00	WDEED
			CHECK	24.10-
			B763A05/19/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2721 6

IDENTIFI REFERENCE

MAY 19 10 26 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83277