DEARBORN, BERRY & WARNER
ATTORNEYS AT LAW
400 COMMERCE UNION BANK BUILDING
NASHVILLE, TENN. 37219

WARRANTY DEED

BOOK 3795 PAGE 464

For and in consideration of the sum of TEN DOLLARS and other good and valuable considerations, receipt of which are hereby acknowledged, I, WILBUR P. LYELL have bargained and sold and by these presents do transfer and convey unto my wife, ELEANOR. J. LYELL, to hold as tenants by the entirety with me a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING part of Lot No. 40 on the Map of Blue Fields, of record in Book 843, page 34, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the West margin of Spring Valley Road, 75 feet South of the corner of Lots Nos. 40 and 39 being the corner of the property conveyed to Walter Lathrop and wife, by deed of record in Book 1198, page 143, Register's Office; thence with Lathrop's South line Westerly 259.2 feet to a point which is 75 feet South of the line between the said Lots 40 and 39; thence Southerly 81.7 feet to a point; thence Easterly 256 feet more or less to the West margin of Spring Valley Road; thence with the margin of the same, Northerly 90 feet to the beginning.

Being the same property transferred to Wilbur P. Lyell and mother, Irene Prince Lyell, by deed of record in Book 1629 Page 421 from R. D. Stanford, Jr. Trustee, et al, and by deed from Irene Prince Lyell to Wilbur P. Lyell of record in Book 3030, Page 385, recorded in Register's Office, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Eleanor J. Lyell and tenant by the entirety, it being the grantors intention by this instrument to create an estate by the entireties in grantor and grantee in and to the entire interest in accordance with provisions of Tennessee Code Annotated 64-109, in the said property previously held by the grantor.

And I do covenant with the said wife 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 my heirs and representatives to warrant and forever defend the title to the said land to the said wife against the lawful claims of all persons, whomsoever.

WITNESS my hand this 22 day of July, 1964.

Wilbur P. Lyell

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Clarence E. Reynolds, Jr., a Notary Public in and for said County and State, the within named WILBUR P. LYELL, 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 Donelson, Tennessee, this 22nd day of July, 1964.

My commission expires February 12-1968.

NOTARY PUBLIC

Clarence Reynolds
Notary Public

STATE TAX $ 3.75
PROBATE .50
TOTAL $ 4.25

JUL 29 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 29 1964

AT

WILBUR P. LYELL
TO
ELEANOR J. LYELL

WARRANTY DEED

43807

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 29 2 32 11 '64
NOTE/DEED BK. 109 PAGE 598
RECORDING FEE $ 2.00
DEP. REG.

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