BOOK 3838 PAGE 440

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Tyler (NAME:)	Same (NAME:)	Map 116-4
166 Kenner Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 46
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00 ---------- TEN AND NO/100 ---------- *DOLLARS*
Cash paid by John D. Tyler and wife, Eleanora D. Tyler, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Jane Miller Fabian
have bargained and sold, and by these presents do transfer and convey unto the said John D. Tyler and wife, Eleanora D. Tyler
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being the northerly half of lot No. 21 on the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in book 421, page 100, Register's Office for said County.

Said part of lot No. 21 fronts 50 feet on the easterly side of Kenner Avenue and runs back 170 feet on the north line and 166½ feet, more or less, on the south line to the westerly line of a 10-foot strip marked "reserved" on said plan, and shows 50.08 feet on said strip.

Said property was devised to Jane Miller Fabian by will of Theo A. Blair, deceased, of record in Will Book 80, page 331, County Court for said County.

This is unimproved (X) improved ( ) property, known as 168 Kenner Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John D. Tyler and wife, Eleanora D. Tyler
their *heirs and assigns, forever.*

And I *do covenant with the said* John D. Tyler and wife, Eleanora D. Tyler *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, Jane Miller Fabian
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John D. Tyler and wife, Eleanora D. Tyler, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 2nd *day of* December, *1964, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Jane Miller Fabian
Jane Miller Fabian

BOOK 3838 PAGE 441

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Womble, a Notary Public in and for said County and State, Jane Miller Fabian

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 official seal at Nashville, Tennessee, this 2nd day of December, 19 64.

Beverly Womble Notary Public

Commission expires 5/18/68

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

$3,500.00 G 181156

WARRANTY DEED

FROM
Jane Miller Fabian

TO
John D. Tyler, et ux

60846

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 4 10 56 AM '64

NOTE ... 1110 PAGE 523
RECORDING FEE $ 2.00
DEP. REG. 1

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.

STATE TAX $ 5.25
PROBATE 50
TOTAL $ 5.75

DEC 4 1964

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

PAID DEC 4 - 1964