BOOK 3856 PAGE 677

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Byrn, Jr. (NAME)	Same As New Owner (NAME)	Map 71-11
215 Lynwood Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	12 D22200 M.O.

For and in Consideration of the sum of TEN and NO/100---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Charles R. Byrn, Jr. and wife, Patty Byrn, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, F. C. WALLACE and wife, MARTHA R. WALLACE,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES R. BYRN, JR. and wife, PATTY BYRN, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING the southerly 79 feet of Lot No. 2 on the Plan of Nashville Trust Company's Subdivision of the Lands of John Woodard, Deceased, as of record in Book 161, page 127, Register's Office for said County, described as follows:

BEGINNING in the center of the Dickerson Pike at the corner of Lots Nos. 1 and 2 on said Plan; thence easterly with the line between said two lots, 446 feet to the center of a street called Luton Street; thence northerly with the center of said Street, 79feet; thence westerly and parallel with the line between Lots 1 and 2, 442 feet, more or less, to the center of Dickerson Pike; thence southerly with the center of said Pike, 79 feet to the beginning.

BEING the same real property conveyed to F. C. Wallace and wife, Martha R. Wallace, by deed from Carl K. Glaus, Guardian, as of record in Book 2960, page 213, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) 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 Charles R. Byrn, Jr. and wife, Patty Byrn, their *heirs and assigns, forever.*

And we *do covenant with the said* Charles R. Byrn, Jr. and wife, Patty Byrn, *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for a lease agreement to a term ending August 14, 1975.

And we, F. C. Wallace and wife, Martha R. Wallace, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles R. Byrn, Jr. and wife, Patty Byrn, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 12 *day of* January, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

F. C. Wallace
F. C. WALLACE

Martha R. Wallace
MARTHA R. WALLACE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Personally appeared before me, Erma M. Entrekin, *a Notary Public in and for said County and State, the within named* F. C. Wallace and wife, Martha R. Wallace

*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, *Tennessee, this* 22nd *day of* January, *19* 65.

Erma M. Entrekin, *Notary Public.*

Commission Expires 5-8-68.

STATE OF
COUNTY OF

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

the bargainor....., *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....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

Send To:
Harley R. Byrn, Jr.
215 Agnewood Terrace
City

WARRANTY DEED

FROM

F. C. WALLACE and wife,

MARTHA R. WALLACE,

TO

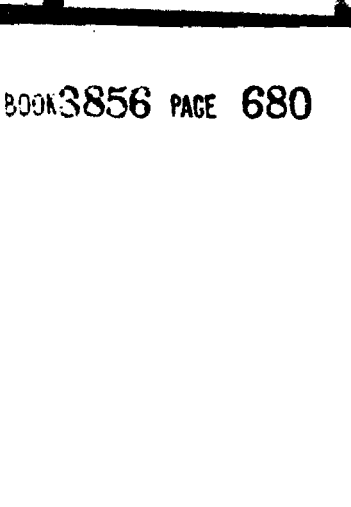
CHARLES R. BYRN, JR., and wife, PATTY BYRN,

67436

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 3 10 36 AM '65

RECEIVED 110 PAGE 822
RECORDING FEE 2.00
DEP. REG. 2



STATE TAX $ 41.25
PROBATE .50
TOTAL $ 41.75

FEB 3 1965

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

PAID FEB 3 - 1965