This instrument prepared by:

DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg.
Nashville, Tenn.

BOOK 3912 PAGE 208

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erwin J. Landon	Fidelity Federal Savings & Loan	MAP. 130-12
(NAME:)	(NAME:)	
4427 Alcott Drive	401 Union	PAR. 20
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	F.H. 5020
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MS

For and in Consideration of the sum of $10.00 TEN AND NO/100 *DOLLARS* and wife, Betty Madden Landon Cash paid by Erwin J. Landon, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $18,000.00, secured by deed of trust of record in book 2874, page 365, RODC, Tennessee.

We, James W. Bilyeu and wife, Wadean Howard Bilyeu *have bargained and sold, and by these presents do transfer and convey unto the said* Erwin J. Landon and wife, Betty Madden Landon their ~~his~~ *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 23 on the Plan of Hycrest Acres, Section 3, as of record in book 2331, page 75, Register's Office for said County.

Said lot No. 23 fronts 184.6 feet on the westerly side of Alcott Drive and runs back 227.7 feet on the northerly line and 241.9 feet on the southerly line to a dead line, measuring 184 feet thereon.

Being the same real property conveyed to James W. Bilyeu and wife, Wadean Howard Bilyeu, by deed from John B. Elvis and wife, of record in book 2929, page 513, 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 Erwin J. Landon and wife, Betty Madden Landon their ~~his~~ *heirs and assigns, forever.*

And we *do covenant with the said* Erwin J. Landon and wife, Betty Madden Landon *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 as stated herein and the 1965 taxes which have been assumed and will be paid by purchaser when due.

And we, James W. Bilyeu and wife, Wadean Howard Bilyeu *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Erwin J. Landon and wife, Betty Madden Landon, their ~~his~~ *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 14th *day of* July, 19 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on their day and date.*

X James W. Bilyeu
James W. Bilyeu

X Wadean Howard Bilyeu
Wadean Howard Bilyeu

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Womble, a Notary Public in and for said County and State, James W. Bilyeu and wife, Wadean Howard Bilyeu

the within named 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 14th day of July, 1965.

Beverly Womble
Notary Public

My 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.....

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 15 1965

STATE TAX $ 50
PROBATE
TOTAL $ 50

JUL 15 1965

$33,400.00

WARRANTY DEED

FROM
James W. Bilyeu, et ux

TO
Erwin J. Landon

88800

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 15 10 39 AM '65

RECORDED IN BOOK 112 PAGE 48
RECORDING FEE $ 2.00
DEP. REG. 2

Guaran

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