WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 3977 PAGE 39

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Williams S. Martin & wife (NAME)	Williams S. Martin & wife (NAME)	B.M. 3885
430 Sunnyside Drive (STREET ADDRESS OR ROUTE NUMBER)	430 Sunnyside Drive (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten and no/100 ($10.00) -------- ---------- **DOLLARS** cash in hand paid receipt of which is hereby acknowledged and for other good and valuable consideration,

I, Harry B. Dyer **have bargained and sold, and by these presents do transfer and convey unto the said** Williams S. Martin and wife, Ellen Wills Martin their **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, formerly the 11th, Civil District of Davidson County, Tennessee, being the northerly 60 feet of lot No. 3 and the southerly 80 feet of lot No. 4 of block "E" on the Map of the Malone Property, called Honeywood Subdivision, not of record, described according to a survey made by W. B. Southgate, Surveyor, July ___, 1931, as follows:

Beginning on the easterly margin of Sunnyside Drive at the northwest corner of property heretofore conveyed to Paul A. McGaughy and wife, by deed of record in book 1334, page 155, Register's Office for said County; running thence in an easterly direction, with the northerly line of the McGaughy lot, 196.6 feet to a stone wall, the northeasterly corner of said McGaughy lot; thence with said stone wall, northwardly 140 feet to a point; thence in a westerly direction parallel with the northerly line of said McGaughy lot, 196 feet to a point in the easterly margin of Sunnyside Drive; thence with the easterly margin of Sunnyside Drive, southwardly 140 feet to the beginning.

Being the same real property conveyed to Harry B. Dyer by deed from Hunter McDonald, Jr. and wife, of record in book 3649, page 531, said Register's Office.

Subject to restrictive covenants contained in an instrument of record in book 1728, page 554, Register's Office for said county.

This conveyance is executed by grantor without the joinder of his wife, the grantor having selected and elected to claim as his homestead the property in which he resides located at 1307 Chickering Road, in the town of Nashville, Davidson County, Tennessee, and which property is unencumbered and worth in excess of the homestead exemption of $1000.00.

This is (unimproved ( ) improved (X)) property, known as 430 Sunnyside Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my **hand** this 6 TH **day of** JANUARY, 1966

Harry B. Dyer

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, the within named Harry B. Dyer, 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 Nashville, Tennessee, this 6th day of January, 1966.

George W. Pickens
Notary Public

My Commission expires November 8, 1967

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

Notary Public

1344

WARRANTY DEED

FROM Harry B. Dyer

TO Williams S. Martin et ux

GUARANTY MORTGAGE CO. OF NASHVILLE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 11 11 40 AM '66

NOTED: BOOK 3977 PAGE 38
RECORDING FEE 3.00
DEP. REG. 1.00

GEO. F. WADDEY & SON

STATE TAX $ 67.50
PROBATE $ 68.00
TOTAL JAN 11 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 11 1966

This instrument prepared by:
Henry D. Bell, Attorney
312 Commerce Union Bank Bldg
Nashville, Tennessee

45,000.00