This instrument was prepared by [illegible] G. [illegible], [illegible]
of Warfield & Entrekin, American Trust Building, Nashville, Tenn.

# WARRANTY DEED

BOOK 4038 PAGE 342

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard Wayne Hyde (NAME:) | Guaranty Mtg. Co. (NAME:) | Map 133-14 |
| 4812 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER) | 316 Union Street (STREET ADDRESS) | Pct. 73 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. (CITY) (ZONE) (STATE) | M O |

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

cash in hand paid by RICHARD WAYNE HYDE and wife, VIRGINIA B. HYDE, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by RICHARD WAYNE HYDE and wife, VIRGINIA B. HYDE, to assume and pay the unpaid balance of a loan in the original amount of $14,750.00, which loan is secured by a deed of trust of record in Book 2830, page 39, Register's Office for Davidson County, Tennessee,

STATE TAX $ 7.16
PROBATE .50
TOTAL $ 7.66

JUL 22 1966

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

PAID JUL 22 1966
27

CLAUDE DUNN CONSTRUCTION COMPANY, INC., a Tennessee corporation, has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* RICHARD WAYNE HYDE and wife, VIRGINIA B. HYDE, 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 Lot No. 2 on the Plan of Elysian Park Subdivision, as of record in Book 2331, page 32, Register's Office for said County, as follows:

BEGINNING at a concrete monument in the westerly margin of Trousdale Drive, common corner of Lots Nos. 1 and 2; thence southerly along the margin of said Drive, 113.7 feet to a concrete monument in the margin of said Drive; thence southwesterly around a curve with an angle of 93° 33', 40.8 feet to a concrete monument in the northerly side of Lynn Drive; thence continuing westerly along said Drive to a concrete monument in said Drive, 15.6 feet; thence continuing along the margin of said Drive and with a slight curve, 223.9 feet to a concrete monument on the northerly side of said Drive; thence continuing westerly along the margin of said Drive, 44.0 feet to an iron pin, the common corner of Lots Nos. 2 and 7; thence northerly along the line between Lots Nos. 2 and 7, 214.0 feet to an iron pin; thence south 85° 47' east 23.7 feet to an iron pin, the common corner of Lots Nos. 1 and 2; thence easterly along the line between said Lots Nos. 1 and 2, 391.2 feet to the point of beginning.

BEING the same property conveyed to Claude Dunn Construction Company, Inc., by deed from P. W. Wright and wife, as of record in Book 4027, page 892, said Register's Office.

CONVEYANCE of this property is made subject to restrictions of record in Book 2435, page 360, said Register's Office, and the recorded plan of record in Book 2331, page 32, said Register's Office, shows an Owner's Certificate, a 60-foot setback line from Lynn Drive, a 100-foot setback line from Trousdale Drive, a 10-foot public utility easement along the westerly and northerly line of the lot, a 2½ x 20-foot anchor easement at the northeast and southwest corner of the lot, and a 3 x 15-foot anchor easement at the monument in the Trousdale Drive to the entrance of Lynn Drive and an overhang easement across the southeast corner of the lot.

This is ~~unimproved~~ improved property, known as 4812 Lynn Drive Nashville
(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* Richard Wayne Hyde and wife, Virginia B. Hyde, their *heirs and assigns, forever.*

*And* it does ~~xxx~~ *covenant with the said* Richard Wayne Hyde and wife, Virginia B. Hyde, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for current taxes and a deed of trust of record in Book 2830, page 39, said Register's Office.

*And* Claude Dunn Construction Company, Inc., does ~~xxx~~ *further covenant and bind* itself, its successors ~~xxx~~ *and representatives, to warrant and forever defend the title to the said land to the said* Richard Wayne Hyde and wife, Virginia B. Hyde, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 19th *day of* July, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CLAUDE DUNN CONSTRUCTION COMPANY, INC.

By: N. C. Dunn
N. C. Dunn, Jr., President

BOOK 4038 PAGE 345

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*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....., Tennessee, this..... day of....., 19.....*

*....., Notary Public.*

*Commission Expires.....*

---

*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.....*

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* [signature] *a Notary Public of the State and County aforesaid, personally appeared* N. C. Dunn, Jr. *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Claude Dunn Construction Company, Inc *the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

*Witness my hand and seal, at office in* Nashville, Tennessee *, this* 19th *day of* July *, 19* 66

[signature]
*Notary Public*

*Commission Expires* July 22 1967

RICHARD D SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

American Trust Escrow Co.

# WARRANTY DEED

FROM

CLAUDE DUNN CONSTRUCTION COMPANY, INC.

TO

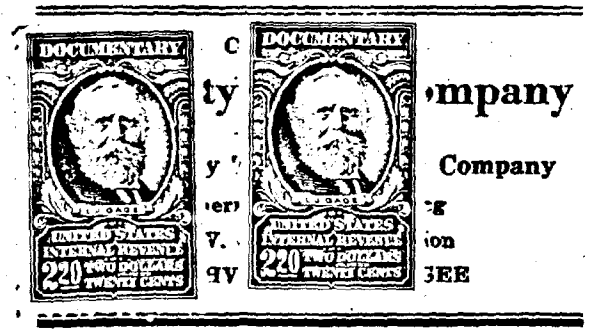
RICHARD WAYNE HYDE and wife, VIRGINIA B. HYDE

36609

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 22 2 56 PM '96

NOTED BOOK 4038 PAGE 345
RECORDING FEE $ 200
DEP. REG.




200

BOOK 4038 PAGE 345