BOOK 4105 PAGE 154

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert H. Lynn (NAME)	Guaranty Mortgage Company (NAME)	6D-18465
632 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 147-1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 184

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Albert H. Lynn and wife, Mary Elizabeth R. Lynn of the balance of an indebtedness in the amount of $15,954.96 secured by a deed of trust, on the property herein conveyed, executed by James H. Dunn and wife, Frances D. Dunn, to Herschel Greer, Trustee, dated November 24, 1964, and recorded in book 3835, page 952, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $16,500.00, payable as therein specified.

We, James H. Dunn and wife, Frances D. Dunn,

have bargained and sold, and by these presents do transfer and convey unto the said Albert H. Lynn and wife, Mary Elizabeth R. Lynn

their, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 280 on the Plan of Caldwell Hall, Section 2, as of record in book 2900, page 96, Register's Office for said County.

Said lot No. 280 fronts 79.5 feet on the northerly side of Harding Place and runs back between lines and 200 feet on the easterly line and 168.9 feet on the westerly line to a dead line in the rear on which it measures 83.5 feet.

Being the same real property conveyed to James H. Dunn and wife, Frances D. Dunn by deed from Howard N. Hanberry and wife, of record in book 3835, page 951, said Register's Office.

This conveyance is made subject to public utility and drainage easement across northerly and northeast corners of premises, anchor easements at southeast and southwest corners, 50-foot building setback line from Harding Place, and conditions of owners certificate, as shown on plan of record in book 2900, page 96, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in instruments of record in book 1788, page 108 and book 3097, page 407, Register's Office for said County.

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved (X) property, known as 632 Harding Place (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 Albert H. Lynn and wife, Mary Elizabeth R. Lynn *their heirs and assigns, forever.*

And we *do covenant with the said* Albert H. Lynn and wife, Mary Elizabeth R. Lynn *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 above stated, and taxes for the year 1967 which the Grantees agree to assume.

And we, James H. Dunn and wife, Frances D. Dunn *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Albert H. Lynn and wife, Mary Elizabeth R. Lynn, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 11th *day of* February, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H Dunn

Frances D Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ... G. H. Tatom ....., a Notary Public in and for said County and State, the within named James H. Dunn and wife, Frances D. Dunn

the bargainors, 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 11th. day of February, 19 67.

G. L. Tatom, Notary Public.

Commission Expires 10/29/69

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.....

TURRENTINE REALTY CO.

WARRANTY DEED

FROM

JAMES H. DUNN AND WIFE,

FRANCES B. DUNN

TO

ALBERT H. LYNN AND WIFE,

MARY ELIZABETH R. LYNN

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STATE TAX $ 2.50
PROBATE 2.50
TOTAL $ 5.00

FEB 23 1967

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

PAID FEB 23 1967

6 1 6 8 1

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 23 2 33 PM 67

NOTE BOOK 115 PAGE 811

RECORDING FEE $ 2.00

DEP. REG. ____

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
3.30
THREE DOLLARS
THIRTY CENTS

Compliments of

y Title Company
A Division of
Title Insurance Company
rican Trust Building
. Cor. Third & Union
VILLE, TENNESSEE

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