BOOK 4213 PAGE 548

FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY
John B. Downey, Attorney, 990 Davidson Drive, Nashville, Tenn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Waverly G. Bryan (NAME)	Waverly G. Bryan (NAME)	15D-32240
4003 Kennedy Avenue (STREET ADDRESS OR ROUTE NUMBER)	4003 Kennedy Avenue (STREET ADDRESS)	Map. 61-16
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Pac. 184 Par

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,800.-

Waverly G. Bryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 1968

Notary Public

MY COMMISSION EXPIRES: Apr. 26, 1971

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Byron Theodore Bach and wife, Martha A. Bach,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Waverly G. Bryan and wife, Nancy L. Bryan,

HEREINAFTER CALLED THE GRANTEES, 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 parts of Lots Nos. 49, 50, 51, and 52 of Block "C" on the Map of the Re-subdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County, described together according to a survey made by T. R. Sanford, Surveyor, June 16, 1959, as follows:

Beginning on the westerly margin of Kennedy Street at a point 175 feet north of the northerly margin of Ardee Avenue; thence westwardly and parallel with the northerly margin of Ardee Avenue, 98.2 feet to the line between Lots Nos. 50 and 51; thence with said line, northwardly 25 feet; thence westwardly and parallel with the northerly margin of Ardee Avenue, 100 feet to the line between Lots Nos. 48 and 49; thence with said line, northwardly 54.4 feet to the southwest corner of the property conveyed to Mrs.Martha Miner, by deed from T. W. Lunsford and wife, of record in Book 1914, page 619, said Register's Office; thence with the southerly line of said Miner property, eastwardly 195.8 feet to the westerly margin of Kennedy Street; thence with said Street, southwardly 79.4 feet to the beginning.

Being the same property conveyed to Byron Theodore Bach and wife, Martha A. Bach, by deed from T. W. Lunsford and wife, of record in Book 2923, page 549, said Register's Office.

Said Grantees assume and agree to pay the unpaid balance of a note secured by a Deed of Trust executed by said Grantors to Charles F. Lovell, Trustee, and recorded in Book 2940, page 439, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictive covenants of record.

~~Unimproved~~ ( ) This is improved (X) property, known as 4003 Kennedy Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hand s this 20th day of February, 1968

Byron Theodore Bach

Martha A. Bach

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Roger Shreffler, a Notary Public in and for said County and State, the within named Byron Theodore Bach and wife, Martha A. Bach,

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 20th day of February, 1968.

Commission expires April 20, 1971. Roger Shreffler
Notary Public

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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (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

Please mail to: Waverly G. Bryan
4003 Kennedy Avenue
Nashville, Tennessee 37216

WARRANTY DEED

FROM
Byron Theodore Bach and wife,
Martha A. Bach

TO
Waverly G. Bryan and wife,
Nancy L. Bryan

06602

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 21 1 33 PM '68
NOTED: BOOK 118 PAGE 302
RECORDING FEE $ 3.00
DEP. REG. R

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

STATE TAX $ 43.68
PROBATE .50
TOTAL $ 44.18

FEB 21 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN