File: Nashville Mtg. & Realty

BOOK 4257 PAGE 10

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul M. Salyer et ux	Paul M. Salyer et ux	Map 133-G
(NAME:)	(NAME:)	P/O Par. 154.1
5325 Anchorage Dr.	5325 Anchorage Dr.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

TEN AND NO/100 ($10.00)----------*DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the balance of an indebtedness due to Southern Federal Savings and Loan Association secured by deed of trust on the hereinafter described property, of record in book 3929, page 31, Register's Office for Davidson County, Tennessee, which the Grantees herein assume and agree to pay.

We, J. LILLARD TEMPLETON, JR. and GERALD E. SHERIDAN,

have bargained and sold, and by these presents do transfer and convey unto the said PAUL M. SALYER and wife, BETTY H. SALYER, their

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

Being part of the Original Tibbs Property located on Nolensville Road, according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, dated August 6, 1965, more particularly described as follows:

Beginning at a point in the easterly margin of Nolensville Road 280 feet in a southerly direction from the southeast corner of Wheeler Avenue and Nolensville Road; thence North 87° 41' East a distance of 166.2 feet to a point; thence South 26° 33' East a distance of 37.3 feet to a point; thence South 63° 27' West a distance of 151.5 feet to a point in the easterly margin of Nolensville Road; thence along the easterly margin of Nolensville Road, North 26° 33' West a distance of 105.5 feet to the point of beginning.

Being part of the same property conveyed to J. Lillard Templeton, Jr., and Gerald E. Sheridan, by deed from A. Hugh Brewer and F. Compton Wallace, of record in book 3768, page 241, Register's Office for Davidson County, Tennessee.

This instrument prepared by:
I. R. Schulman, Attorney
American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $47,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of August, 68

Notary Public

My commission expires: January 5, 1971

(Affix Seal)

This is unimproved (X) improved ( ) property, known as 3708 Nolensville Road, Nashville, Tennessee
(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 PAUL M. SALYER and wife, BETTY H. SALYER, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Paul M. Salyer and wife, Betty H. Salyer, *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 by deed of trust, as hereinabove set forth, easements of record, leases and taxes for the year 1968, which have been prorated and assumed by the Grantees herein.

And we, J. Lillard Templeton, Jr., and Gerald E. Sheridan, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Paul M. Salyer and wife, Betty H. Salyer, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 2nd *day of* August, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. Lillard Templeton, Jr.

Gerald E. Sheridan

BOOK 4257 PAGE 12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William J. Davy, Jr., a Notary Public in and for said County and State, the within named J. Lillard Templeton, and Gerald E. Sheridan,

the bargainor, 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 2nd day of August, 19 68.

William J. Davy, Notary Public.

Commission Expires May 5, 1971

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....., 1 .....

....., 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.....

WARRANTY DEED

FROM J. Lillard Templeton, Jr. and

Gerald E. Sheridan

TO

Paul M. Salyer et ux

A 07801

IDENTIF. REFERENCE

AUG 5 1 39 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

AUG-5 68	CONV	47,000.00			
AUG-5 68	S'TAX		A*	122.20	
AUG-5 68	PR'FEE		A*	.50	
AUG-5 68	W'DEED		A*	6.00	* 128.70