TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO: BOOK 4277 PAGE 380

First Federal S & L Assn.
(NAME)

Fourth at Union
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

W-26-8440

Map 104-13

Par. 82

For and in consideration of the sum of ----------($10.00)----------
----------Ten and No/100------- DOLLARS

cash in hand paid by Nell Smith, unmarried,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
Eddie Mae M. Lyell, unmarried,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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 a part of the S. W. Berger Home Place, on the Map of Myrtle Wood Subdivision, as of record in Book 547, page 106, Register's Office for said County, being known as Lot No. 4 on the Map of R. K. Smith's Subdivision of said Berger Property, and shown on a copy of a plat which is of record in connection with a sewer line easement plan in Book 1730, page 6, said Register's Office.
Said Lot No. 4 fronts 60 feet on the easterly side of Leonard Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Alfred W. Lyell and wife, Eddie Mae M. Lyell, by deed from William T. Hutton, et al, in Book 3278, page 331, said Register's Office, the said Alfred W. Lyell having since died.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property and taxes for the year 1968 which have been prorated and assumed by the Grantees.

This is unimproved ( ) improved (X) property, known as 212 Leonard Avenue, Nashville, Tennessee
(House Number) (Street) 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.

Whenever 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 hands this 10th day of October, 1968

Eddie Mae M. Lyell

Eddie Mae M. Lyell

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ----------, a Notary Public in and for said County and State, the within named
Eddie Mae M. Lyell, unmarried,
the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee,
this ---- day of October, 1968

Commission expires ---------- Notary Public ----------

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

EDDIE MAE M. LYELL

To

NELL SMITH

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

A 16693

IDENTIF. REFERENCE

OCT 11 3 16 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 11 68	CONV	17,500.00			
OCT 11 68	S'TAX		B*	45.50	
OCT 11 68	PR'FEE		B*	.50	
OCT 11 68	W'DEED		B*	3.00	* 49.00

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 17,500.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 10 day of October, 1968

My commission expires:

Notary Public, in and for the aforesaid State and County.