BOOK 4380 PAGE 567 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,720.75

Ervin N. Lair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 1969.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ervin N. Lair (NAME)	Guaranty Mortgage Co. (NAME)	6D 65145
431 Brewer Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union (STREET ADDRESS)	Map 161-08
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 017 M.O.

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, BERNICE S. DYER AND WIFE, MARY E. DYER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERVIN N. LAIR AND WIFE, BARBARA J. LAIR

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 Lot No. 7 on the Map of Kingswood Park Subdivision, as of record in BOok 2900, page 70, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 116 feet on the southerly margin of Brewer Drive and extends back 315.6 feet on the westerly line and 286.2 feet on the easterly line to a line in the rear measuring 158 feet thereon.

BEING the same property conveyed to Bernice S. Dyer and wife, Mary E. Dyer by deed from William F. Laird and wife, Faith B. Laird of record in Book 3706, page 179, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company of record in Book 3288, page 531, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said Grantees.

This is {unimproved / improved (x)} property, known as 431 Brewer Drive, Nashville, Tennessee
(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 17th day of November, 1969

Bernice S. Dyer

Mary E. Dyer

dbb

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernice S. Dyer and wife, Mary E. Dyer

the bargainor S, 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 17th day of November 1969

Commission expires 12-12-72

Notary Public

STATE OF TENNESSEE
Davidson County

NOV 1968 CONV 23,720.75

Before me, ~~NOV 1968 S'TAX~~ B* 61.62 a Notary Public within and for the State and County aforesaid, personally appeared ~~NOV 1968 REGISTER~~ B* .50 and ~~NOV 1968 L'DEED~~ B* 3.00 with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the ____ and ____ respectively of the ____ the within named bargainor, a corporation, and that (he) (they) 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

WARRANTY DEED

FROM
BERNICE S. DYER ET UX

TO
ERVIN N. LAIR ET UX

A60915

IDENTIF. REFERENCE

Nov 19 8 37 AM '69

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

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.
PERRY WILSON, JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201