G-215617

WARRANTY DEED

BOOK 4417 PAGE 631

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe R. Dyer (NAME)	Dobson & Johnson, Inc. (NAME)	10D-36185
1237 Dalemere Dr. (STREET ADDRESS OR ROUTE NUMBER)	J. C. Bradford Bldg. (STREET ADDRESS)	Map 41-3
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	Par. 6

For and in Consideration of the sum of Ten & No/100 ($10.00) - *DOLLARS*
Cash in hand, paid this date, receipt of which is herein acknowledged, and other good and valuable considerations, one of which is the assumption of one certain trust deed dated Aug. 14, 1969, filed for record in the office of the Recorder of Deeds, Davidson County, Tennessee, in Book 4358, Page 240 and note of even date thereby secured in the original principal amount of $27,600.00, payable to Dobson & Johnson, Inc., which debt the grantees hereby assume and agree to pay as part of the purchase price.

The grantees further agree to assume the obligations of the original borrower, James Johnson, III, for any amount paid by the Veterans Administration for the borrower under the terms of the instrument creating the loan.

James Johnson, III, and wife, Marilyn F. Johnson, *have bargained and sold, and by these presents do transfer and convey unto the said* Joe R. Dyer and wife, Charlotte R. Dyer, 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. 109 on the Plan of Dalemere Subdivision, Section 5, as of record in Book 3600, Page 19, Register's Office for said County.

Said Lot No. 109 fronts 127.10 feet on the southerly side of Dalemere Drive and extends back 316.07 feet on the easterly line and 316.20 feet on the westerly line to a dead line measuring 127.10 feet thereon

Being the same property conveyed to James Johnson, III and wife, Marilyn F. Johnson, by deed from C. Stanley Taylor and wife, as of record in Book 4358, Page 238, said Register's Office.

This conveyance is made subject to Restrictions recorded Sept. 9, 1963, in Book 3616, Page 573 and Gas line easement of record in Book 2492, Page 545, being 50 feet wide across the rear of the lot.

The recorded plan shows an Owner's Certificate, 150-foot set-back line from Dalemere Drive.

This instrument prepared by
Kord & Lewis Realty Co.,
114 Union St., Nashville, Tenn.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $31,000. Affiant Mae Lewis
Subscribed and sworn to before me this 15 day of May 1970

Deputy Register B. Rumble

This is ( ) unimproved (X) improved property, known as 1237 Dalemere Drive, Nashville, Tenn.
(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 Joe R. Dyer and wife, Charlotte R. Dyer, *their heirs and assigns, forever.*

And We *do covenant with the said* Joe R. Dyer and wife, Charlotte R. Dyer, *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 herein stated and 1970 taxes, which have been prorated and will be paid by grantees.

And James Johnson, III, and wife, Marilyn F. Johnson, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joe R. Dyer and wife, Charlotte R. Dyer, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 15 *day of* May, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Johnson, III

Marilyn F. Johnson

Marilyn F. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mae F. Lewis, *a Notary Public in and for said County and State, the within named* James Johnson, III, and wife, Marilyn F. Johnson,

*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* ... *day of* May, *19*70.

Mae F Lewis, *Notary Public.*

Commission Expires May 15, 1971.

MAE F. LEWIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 ...

MAY 15 70	CONV	31,000.00				
MAY 15 70	S'TAX		A*	80.60		
MAY 15 70	PR'FEE		A*	.50		
MAY 15 70	W'DEED		A*	6.00	*	87.10

$31,000.00

WARRANTY DEED

FROM

James Johnson, III et ux

TO

Joe R. Dyer et ux

A 7 7 5 4 4

IDENTIF. REFERENCE

MAY 15 10 57 AM '70

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