BOOK 4435 PAGE 472

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles S. Reynolds (NAME)	Charles S. Reynolds (NAME)	Map 83-13
106 South 14th Street (STREET ADDRESS OR ROUTE NUMBER)	106 South 14th Street (STREET ADDRESS)	Par. 61
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	18W-15635

FOR AND IN CONSIDERATION of the sum of - Ten and No/100 -($10.00) - - - - - - - - - - - - - - *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and grantees further assume and agree to pay the remaining unpaid balance of a note dated July 21, 1964 in the amount of $6,567.58 together with interest thereon at the revised rate of eight percent per annum, payable according to the terms and conditions of the loan assumption agreement executed by the grantees with Fidelity Federal Savings and Loan Association and secured by a deed of Trust of record in Book 3793, page 31, Register's Office of Davidson County, Tennessee, we Neil E. Pyburn and wife Flora K. Pyburn *have this day bargained and sold, and do hereby transfer and convey unto the said* Charles S. Reynolds and wife Edna Mae Reynolds, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

DESCRIPTION:
Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Spring Park Subdivision, as of record in Book 57, page 134, Register's Office for said County.
Said Lot No. 15 fronts 50 feet on the westerly side of South 14th Street and runs back between parallel lines 160 feet to an alley.
Being the same property conveyed to Neil E. Pyburn and wife, Flora K. Pyburn, by deed from Fidelity Federal Savings and Loan Association, as of record in Book 3793, page 25, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,967.58

Subscribed and sworn to before me, this the 31st day of July 1970

Neil E Pyburn
Affiant

[signature]
Notary Public

My commission expires: August 26, 1970 (Affix Seal)

HARWELL · NOTARY PUBLIC · DAVIDSON COUNTY · TENN.

This is unimproved ( ) improved (X) property, known as 106 South 14th Street (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles S. Reynolds and wife, Edna Mae Reynolds Their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1970 taxes to be prorated as of the date of deed and lien as noted herein and recorded at Book 3793, page 31 R.O.D.C. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles S. Reynolds and wife Edna Mae Reynolds, Their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness Our *hand* s *this* 31st *day of* July, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Neil E Pyburn
Neil E. Pyburn

Flora K. Pyburn
Flora K. Pyburn

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jonathan Harwell, *a Notary Public in and for said County and State,* Neil E. Pyburn and wife Flora K. Pyburn

the within named 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 31st *day of* July, *19* 70

Commission expires August 26, 1970

Jonathan Harwell
Notary Public

JONATHAN HARWELL NOTARY PUBLIC DAVIDSON COUNTY

JUL 31 70 CONV *7,967.58
JUL 31 70 S'TAX A* 20.80
JUL 31 70 PR'FEE A* .50
JUL 31 70 W'DEED A* 3.00 * 24.30

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.....

Tenn. Title GNo. 216812

WARRANTY DEED

FROM

Neil E. Pyburn et ux

TO

Charles S. Reynolds et ux

ADDRESS PREPARED BY
CAWELL AND FISHER, ATTORNEYS
701 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE 37201

BY: _____
ATTORNEY

A 85460

IDENTIF. REFERENCE

JUL 31 11 38 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE