This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, TN. 37210

WARRANTY DEED

BOOK 4445 PAGE 13

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John R. Dwyer	First Fed. Savings & Loan	Map. 143-3
(NAME)	(NAME)	
Lot 64 Alto Vista Drive	236 Fourth Ave., No.	Pgc. 44
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of ----------$10.00----------

----------Ten and no/100----------*Dollars,*
cash in hand paid by the grantees and other good and valuable consideration receipt of which is hereby acknowledged; and for further consideration that the grantees herein assume and agree to pay the remaining unpaid balance on a note dated the 2nd day of January, 1968, executed by the grantors, payable to the Nashville Mortgage and Realty Company in the original amount of $26,500.00 with interest as set forth in said note and secured by a Deed of Trust of record in Book 4202, page 643, Register's Office for Davidson County, Tennessee.

We, James F. Shikle and wife, Susan G. Shikle,

have this day bargained and sold, and do hereby transfer and convey unto the said John R. Dwyer and wife, Laureen S. Dwyer, their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 64 on the Plan of West Meade Highlands, Section II, as of record in Book 3700, pages 124 and 125, Register's Office for said County.

Said lot fronts 120.79 feet on the southwesterly side of Alto Vista Drive and extends back 300 feet on its northwesterly line, 339.1 feet on its southeasterly line, to a dead line and measures 126.67 feet thereon.

Being the same property conveyed to James F. Shikle and wife, Susan G. Shikle, by deed from Davidson Road Corporation, a Tennessee Corporation, of record in Book 4202, page 641, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40,000.00

Subscribed and sworn to before me, this the 11th day of September 1970

Affiant

My commission expires: 1/21/74 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Lot No. 64 Alto Vista Drive, Nashville, Tennessee (House Number) (Street) 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 John R. Dwyer and wife, Laureen S. Dwyer, 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 as mentioned above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John R. Dwyer and wife, Laureen S. Dwyer, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 11th *day of* September, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James F. Shikle

Susan G. Shikle

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James F. Shikle and wife, Susan G. Shikle,

*the within named 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* 11th *day of* September, *19*70.

Commission expires 1/20/71

Notary Public

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 .....

SEP 14 70 CONV 40,000.00
SEP 14 70 S'TAX A* 104.00
SEP 14 70 PR'FEE A* .50
SEP 14 70 W'DEED A* 3.00 * 107.50

WARRANTY DEED

FROM
James F. Shikle et ux

TO
John ... Fwyer et ux

A 8 9 7 8 8

IDENTIF. REFERENCE

Sep 14 9 28 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