BOOK 4447 PAGE 16

# WARRANTY DEED

STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204
PHONE 291-3327

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jessie R. Dyce ET UX | Murphree Mortgage Co. | Map 147-11 |
| (NAME) | (NAME) | |
| 505 Northcrest Drive | Third Avenue North | Par 103 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37211 | Nashville, Tennessee 37201 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

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

cash and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the balance due on a note, secured by a deed of trust to Murphree Mortgage Company, of record in Book 3012, Page 567, Register's Office for Davidson County, Tennessee,

I, Constance June Smith Watkins, divorced,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Jessie R. Dyce and wife, Mary H. Dyce

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 452 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 452 fronts 76 feet on the southerly side of Northcrest Drive and extends back 311.8 feet on the easterly line and 369.9 feet on the westerly line to a rear line, which is a broken line measuring 168 feet thereon.

Constance June Smith and Constance June Smith Watkins, the grantor, being one and the same person.

Being the same property conveyed to Constance June Smith by deed from William H. Rainey and wife, Mary T. Rainey of record in Book 4110, Page 231, 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 $ 17,839.45

Subscribed and sworn to before me, this the 11 day of September 19 70

Affiant Jessie R Dyce

My commission expires: 2-29-73 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 505 Northcrest Drive, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address:

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Jessie R. Dyce and wife, Mary H. Dyce

their *(successors),*

*heirs and assigns forever.* I *covenant that* I am *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 noted hereinbefore.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jessie R. Dyce and wife, Mary H. Dyce, their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 11 *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.*

Jessie R. Dyce
Mary H. Dyce

Constance June Smith Watkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Larry L. Westbrook, *a Notary Public in and for said County and State,* Constance June Smith Watkins, Jesse R. Dyce and Mary H. Dyce

*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* 11 *day of* September, *19* 70.

Larry L. Westbrook
*Notary Public*

*Commission expires* JULY 29, 1973

LARRY L. WESTBROOK NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

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 22 70 | CONV | 17,899.46 | | | | |
| SEP 22 70 | S'TAX | | A* | 46.54 | | |
| SEP 22 70 | PR'FEE | | A* | .50 | | |
| SEP 22 70 | W'DEED | | A* | 3.00 | * | 50.04 |

Mail to: Steremeier & Westbrook
2700 Franklin Rd
Nashville, Tn 37204

**WARRANTY DEED**

FROM
Constance June Smith Watkins

TO
Jessie R Dyce et ux

A 90700

IDENTIF. REFERENCE

SEP 22 11 36 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