BOOK 4451 PAGE 699

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
J. E. Dillard (NAME)	J. E. Dillard (NAME)	Map 92-12
2103 Church Street (STREET ADDRESS OR ROUTE NUMBER)	2103 Church Street (STREET ADDRESS)	Parcel 382
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($55,000.00) Fifty five thousand and ----------00/100 *DOLLARS*

Cash in hand paid by J. E. Dillard and wife, Helen M. Dillard, the receipt of which is hereby acknowledge; we, The Tennessee Metal Culvert Company, A Tennessee corporation,

This instrument prepared by
H.C. Buchanan, Attorney
1507 Parkway Towers.
Nashville, Tenn.

.....*have bargained and sold, and by these presents do transfer and convey unto the said* J. E. Dillard and wife, Helen M. Dillard and 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. 88 on the plan of the Boyd home tract, as of record in book 21, page 39, Register's office for said county.

Said Lot no. 88 fronts 50 feet on the Southerly side of Church, formerly Spring Street, as widened, and runs back between parallel lines, with the Westerly margin of 1/th Avenue North, formerly Williams Avenue, 172½ feet to an alley.

Being the same property conveyed to The Tennessee Metal Culvert Company by warranty deed from The R. P. Yearwood Company, a partnership owned solely by Mrs. Russell Pitts Yearwood and Nile E. Yearwood and wife, Russell Pitts Yearwood, of record in book 1344, page 173, said Register's office.

And being further described as parcel 372 of Tax Map 92-12 of the Metro Tax Assessor's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of October 1970

Notary Public

My commission expires: (Affix Seal)

This is unimproved ( ) improved (X) property, known as 1701 Church Street (House Number) (Street) Nashville, Tennessee 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 J. E. Dillard and wife, Helen M. Dillard and their *heirs and assigns, forever.*

And we *do covenant with the said* J. E. Dillard and wife, Helen M. Dillard *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.*

And we, the Tennessee Metal Culvert Company *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. E. Dillard and wife, Helen M. Dillard and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* and seal *this* 15th *day of* October, *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.*

Tennessee Metal Culvert Co.

By C. T. Hutchinson, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., *Tennessee, this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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~~ KNOX

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* W. F. Moehlman, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* secretary *of the* Tennessee Metal Culvert Company, *the within named bargainor, a corporation, and that* ...e *as such* secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* secretary.

Witness my hand and seal, at office in Knoxville, Knox County, Tennessee, *this* 15th *day of* October, *19* 70.

Mildred L. Smith
Notary Public

NOTARY PUBLIC KNOX CO.

Commission Expires July 22, 1974

WARRANTY DEED

FROM

The Tennessee Metal Culvert Company, a corporation.

TO

J. E. Dillard and wife, Helen M. Dillard

A 9 4 2 0 8

IDENTIF. REFERENCE

OCT 26 11 19 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 26° CONV
OCT 26° STAX
OCT 26° PRICE
OCT 26° RCVED

55.000.00

A* 143.00
A* .50
A* 6.00
* 149.50

Compliments of
GUARANTY TITLE
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NASHVILLE, TENNESSEE

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