BOOK 4474 PAGE 531

This Instrument Was Prepared By
DENNEY, [illegible], CHERNAU & STEELEMAN
213 Third Avenue, North
Nashville, 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP AND PARCEL NUMBERS
Joseph E. Dyer, et ux	Murphree Mortgage Company	Map 149-2
(NAME) Carriage Drive	(NAME) 226 - Third Avenue, North	Par 108
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- Dollars, cash in hand paid by the grantees; JOSEPH E. DYER and wife, CHERYL R. DYER, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by John C. Whitaker and wife, of record in book 4474, page 106, Register's Office for Davidson County, Tennessee, to secure Murphree Mortgage Company payment of the indebtedness therein described;

We, John C. Whitaker and wife, Linda Whitaker,

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph E. Dyer and wife, Cheryl R. Dyer, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Cross Timbers, Section 4, as of record in Book 4175, page 54, Register's Office for said County.

Said Lot No. 213 fronts 85.0 feet on the north side of Carriage Drive and extends back 150.0 feet on the westerly line and 150.0 feet on the easterly line to a dead line in the rear, measuring 85.0 feet thereon.

Being the same property conveyed to John C. Whitaker and wife, Linda Whitaker, by deed from Hillsboro Homes, Inc., of record in book 4474, page 104, Register's Office for said County.

This conveyance is made subject to easements, setback lines, etc., as shown on the Plan of record in book 4175, page 54; and Restrictive Covenants of record in book 4317, page 284, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ [illegible]

Subscribed and sworn to before me, this the 15th day of January, 19 71.

My commission expired May 11th 1974 (Affix Seal)

Affiant

Notary Public

This is improved (X) unimproved property, known as 229 Carriage 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 Joseph E. Dyer and wife, Cheryl R. Dyer, 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 herein stated.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Joseph E. Dyer and wife, Cheryl R. Dyer, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 16th day of January, 19 71, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

[signature]

[signature]

BOOK 4474 PAGE 532

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hale C. Tinker, Jr. *, a Notary Public in and for said County and State,* John C. Whitaker and wife, Linda Whitaker,

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 16 *day of* January, *19* 71

Hale C. Tinker, Jr.
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 4/6/74

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 .

Please return to: HUTTON REALTY CO., 1105 Gartland Ave., Nashville, Tenn. 37206

WARRANTY DEED

FROM
JOHN C. WHITAKER, ET UX,

TO
JOSEPH E. DYER, ET UX,
CHERYL R. DYER

B 0 2 3 3 0

IDENTIF. REFERENCE

JAN 19 8 59 AM '71

FELIX ... 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

JAN 19 71	CONV	22,950.00			
JAN 19 71	S'TAX		A*	59.54	
JAN 19 71	PR'FEE		A*	.50	
JAN 19 71	W'DEED		A*	3.00	* 63.04