BOOK 4510 PAGE 259

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Guy C. Roberson	same	
(NAME)	(NAME)	
1020 Elvira Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

----------TEN AND NO/100----------*Dollars,*

Cash paid by Guy C. Roberson and wife, Beatrice Vance Roberson, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Marguerite H. Lyons,

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

Guy C. Roberson and wife, Beatrice Vance Roberson,

their XXXXX *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the westerly 50 feet of Lot "D", Block 4, on the Corrected Plan of E. J. Childer's Subdivision of the J. H. Ambrose Tract, as of record in book 332, page 134, Register's Office for said County.

Said part of Lot "D" fronts 50 feet on the southerly side of Elvira Avenue and extends back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Barney J. Lyons and wife, Marguerite H. Lyons, by deed from Frank H. Hindsley and wife, of record in book 4208, page 378, said Register's Office; the said Barney J. Lyons has since died.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $10,000.00

Subscribed and sworn to before me, this the 10th day of June, 1971

x Beatrice Vance Roberson
Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

This is improved (unimproved) property, known as ..... (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

Guy C. Roberson and wife, Beatrice Vance Roberson,

their XXXXX *(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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Guy C. Roberson and wife, Beatrice Vance Roberson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 10th day of June, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Marguerite H. Lyons
Marguerite H. Lyons

BOOK 4510 PAGE 260

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Marguerite H. Lyons, *the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 10th *day of* June, *19*71.

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

JUN 11 71	CONV	10,000.00				
JUN 11 71	STAX		A*	26.00		
JUN 11 71	RECFEE		A*	.50		
JUN 11 71	W'DEED		A*	3.00	*	29.50

WARRANTY DEED

FROM

Marguerite H. Lyons

TO

Guy C. Roberson, et ux

B 18571

IDENTIF. REFERENCE

JUN 11 12 34 PM '71

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 256-2650
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.