WARRANTY DEED

BOOK 1515 PAGE 385

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Harold R. Dyer et ux (NAME)	Murphree Mortgage Company (NAME)	6D-23360
410 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue, North (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ---------- Dollars,

Cash in hand paid, and other good and valuable considerations, receipt of which is acknowledged, and the agreement by Grantor to assume and pay the unpaid balance of a promissory note executed by Robert W. Melton, III and Margaret B. Melton, in the original amount of Eleven Thousand Nine Hundred and No/100 ($11,900.00) Dollars, said note being secured by a Deed of Trust of record in Book 3684, Page 239, R.O.D.C.

We, J. H. Reneau III and Margaret Melton Reneau, being the same person as Margaret B. Melton
have this day bargained and sold, and do hereby transfer and convey unto the said Harold R. Dyer and wife, Frances J. Dyer, their

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

Being Lot No. 832 on the plan of Caldwell Hall, Section XIII, of record in book 3300, page 66, Register's Office for said County.
Said lot No. 832 fronts 82 feet on the northerly side of Lynn Drive and runs back 164.08 feet on the westerly line and 152.75 feet on the easterly line to a dead line in the rear, which is a broken line, on which it measures 83.01 feet.
Being the same property conveyed to Robert W. Melton, III, and wife, Margaret B. Melton, of record in book 3648, page 27, Register's Office for said County; by decree in the cause of Margaret Bearden Melton vs. Robert Wilburn Melton, III, No. 55148, Fourth Circuit Court of Davidson County, Tennessee, said decree being of record in book 4420, page 159, Register's Office for Davidson County, Tennessee, the said premises were vested in the said Margaret B. Melton, now Reneau.

Subject to a 10-foot easement for public utilities, a 30-foot minimum building setback line from Lynn Drive, an anchor easement, and conditions of owners certificate, as shown on plan of record in book 3300, page 66, Register's Office for Davidson County, Tennessee.
Also restrictions of record in book 3400, page 226; as amended in Book 3435, page 357, and in book 3502, page 555, 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 $19,500.00----

Subscribed and sworn to before me, this the 25th day of June, 19 71

Affiant Harold R. Dyer

My commission expires: 2/1/72 (Affix Seal)

Notary Public Ethelyne Tinnentine

This is unimproved ( ) improved (X) property, known as 410 Lynn 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 Harold R. Dyer and wife, Frances J. 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 appears above.

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

Witness our *hand* s *this* 25th *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.*

J. H. Reneau III

Margaret Melton Reneau

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ethelyne Turrentine, *a Notary Public in and for said County and State,* J. H. Reneau III and wife, Margaret Melton Reneau

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* 25th *day of* June, *19*71.

Ethelyne Turrentine *Notary Public*

Commission expires 2/1/72

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 .....

JUN28 71	CONV	19,500.00			
JUN28 71	S'TAX		A*	50.70	
JUN28 71	PR'FEE		A*	.50	
JUN28 71	W'DEED		A*	3.00	* 54.20

Consideration 19,500.00
Rec. — 54.20

This instument prepared by:
Don Binkley, Attorney
300 James Robertson Parkway
Nashville, Tennessee

WARRANTY DEED
FROM RENEAU (MELTON)
TO DYER

B 20820

IDENTIF. REFERENCE

JUN 28 4 01 PM '71

FELIX E. 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