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Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

James M. Tygret
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF Aug. 19 71

Notary Public

MY COMMISSION EXPIRES: Feb. 9 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Tygret (NAME)	Same (NAME)	116 G. P. 75-B
3902 A&B Bonnaford Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P.C. 148
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pal

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, Joyce Tygret

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Tygret

HEREINAFTER CALLED THE GRANTEES, 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. 32 on the Plan of Hermitage Hills Subdivision of record in Book 2900, Page 48 and 49, Register's Office for Davidson County, Tennessee. Sec 1

SAID Lot No. 32 fronts 80.0 feet on the westerly margin of Bonnaford Drive and extends back between lines measuring 110.0 feet on the northerly side and 109.61 feet on the southerly side to a broken line in the rear on which it measures 113.35 feet.

THIS conveyance is subject to the restrictions of record in Book 2992, Page 53, aforesaid Register's Office.

BEING the same property conveyed to James M. Tygret Et ux Joyce Tygret by deed from Aubrey H. Johnson, Jr. Et ux Creig Marie Johnson by deed of record in Book 3217, Page 75, aforesaid Register's Office.

THIS conveyance subject to a Deed of Trust of record in Book 3024, Page 69, Aforesaid Register's Office.

Escrow account transferred to buyer.

This is {unimproved / improved} (x) property, known as 3902 A&B Bonnaford Drive, Hermitage, Tenn. 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of August, 1971.

Joyce Tygret

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Tygret

the 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 22 day of Aug 1971

Commission expires June 9-74

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JOYCE TYGRET

TO

JAMES M. TYGRET

3287.00

IDENTIF. REFERENCE

AUG 30 12 13 PM '71

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

AUG 30 MISC A* 4.00 * 4.00