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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Gertrude Marie Lyon (NAME:)	Same (NAME:)	Map 118-11
2819 Erica Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 104
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten *DOLLARS* and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantee to pay, the principal now due, plus future interest, on a certain note, in the original principal sum of $9,200.00, payable to Murphree Mortgage Company in monthly installments of $52.26 including interest as set forth in said note and being secured by a deed of trust executed by Harold Taylor and wife, Mary B. Taylor, as of record in Book 3267, page 153, R.O.D.C., said note and deed of trust having been assigned to Ninth Federal Savings & Loan Association of New York City, of record in Book 3269, page 150, R.O.D.C.

Mary Ruth Garrett, *have bargained and sold, and by these presents do transfer and convey unto* an unmarried person *the said* Gertrude Marie Lyon, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot 13 of Block "F" on the Plan of Berry Hill Gardens, of record in book 1130, page 36. Said Lot 13 fronts 60 feet on the west side of Erica Place and runs back 148 feet on the southerly line and 173.2 feet on the north line which is a broken line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Carl L. Garrett and wife, Mary Ruth Garrett, by deed from James Edward Sullivan and wife, Barbara Ann Sullivan, as of record in book 4236, page 979, Register's Office for Davidson County, Tennessee, the said Carl L. Garrett having since died.

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,175.00

Subscribed and sworn to before me, this the 27 day of August 19 71

Affiant

My commission expires: 10/28/74

(Affix Seal)

Notary Public

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SEP 10 '71	CONV	18,175.00				
SEP 10 '71	S'TAX		A*	47.32		
SEP 10 '71	PR'FEE		A*	.50		
SEP 10 '71	W'DEED		A*	6.00	*	53.82

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IDENTIF. REFERENCE

SEP 10 10 27 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 2819 Frica Place, Nashville, Tennessee
(House Number) (Street) 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 Gertrude Marie Lvon, her *heirs and assigns, forever.*

And I *do covenant with the said* Gertrude Marie Lvon *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

This conveyance is made subject to restrictions contained in an instrument of record in Book 1165, page 627, R.O.D.C., Tennessee, and easements and setback lines shown in Book 1130, page 36, R.O.D.C., Tennessee; and the mortgage shown above. in they are still in force and effect

And I *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Gertrude Marie Lvon, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 27th *day of* August, *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.*

Mary Ruth Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nina J. Neeley, a Notary Public in and for said County and State, the within named Mary Ruth Garrett

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 27th day of August, 19 71.

Nina J. Neeley, Notary Public.

Commission Expires 10/28/74

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

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.....

This instrument prepared by
James P. Guenthner atty
Nashville Bank & Trust Co.
Nashville, Tenn.