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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 $ 20,000.00

Dorris P. Wyatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 1971.

Notary Public

MY COMMISSION EXPIRES: 5-12-74

(AFFIX SEAL)

This Instrument Prepared By
CLYDE PAUL HOLLAND
2011 Parkway Towers
Nashville, Tenn. 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorris P. Wyatt (NAME)	First & Mid-South Mortgage Co. (NAME)	Map 25-7
413 Rosehill Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	Pcl. 30
Nashville, Tenn 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Bessie L. Lassiter

HEREINAFTER CALLED THE GRANTOR~~S~~ HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DORRIS P. WYATT and wife, ROSALYN N. WYATT

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:

LAND in Davidson County, Tennessee, being Lot No. 53 on the Plan of Section III, Ranchwood Estates, as of record in Book 3300, page 59, Register's Office for said County.

SAID Lot No. 53 fronts 38.11 feet on the southerly side of Rosehill Court and extends bac, 282.2 feet on the westerly line and 272.2 feet on the easterly line, to a dead line in the rear, which is a broken line, on which it measures 259.45 feet.

BEING the same property conveyed to Bessie L. Lassiter, by deed from Randoll Cambron Coleman and wife, Minnie H. Coleman, of record in Book 4328, page 502, Register's Office for said County.

This conveyance is made subject to the recorded plan which shows an owner's certificate, a 40-foot setback line from Rosehill Court, a 10-foot easement along the southerly rear lines of the lot for public utilitiies, a 5-foot easement for drainage and utilities along the easterly side line of the lot, an anchor easement 2 1/2 x 30-feet on Rosehill Court at the westerly front corner of the lot, easement for sewer granted the City of Goodlettsville, restrictive covenants of record in Book 3398, page 479, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 413 Rosehill Court (House Number) (Street) Nashville (P. O. Address) (City or Town) 37072 (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 29th day of December, 19 71

Bessie L. Lassiter
BESSIE L. LASSITER

85

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 ~~Bessie L. Lassiter~~

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 29th day of December 19 71

Commission expires 5-12-74

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 upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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

Please Return To:
Entrekin, Johnson & Holland
3rd Floor Parkway Towers Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

FROM Bessie L. Lassiter

TO Dorris R. Wyatt Et Ux

B 43030

IDENTIF. REFERENCE

Dec 30 1 19 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC30	CONV	20,000.00			
DEC30	STAX		A*	52.00	
DEC30	PBFEE		A*	.50	
DEC30	WDEED		A*	4.00	* 56.50