# WARRANTY DEED

BOOK 4596 PAGE 414

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John B. Hyde, Jr. (NAME) | Guaranty Mortgage Company (NAME) | Map. 59-13 |
| 3900 Flicker Dr. (STREET ADDRESS OR ROUTE NUMBER) | 311-7th Avenue, North (STREET ADDRESS) | Pcl. 128 |
| Nashville, Tenn. 37218 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | Pcl |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4256, page 345, Register's Office for Davidson County, Tennessee.

We, Walter Lewis Bellamy and Lee Esther Bellamy

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

John B. Hyde, Jr. and wife, Grace E. Hyde

their ~~successors~~, *heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Treppard Heights Subdivision, as of record in Book 2663, page 65, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Flicker Drive, the common corner of Lots Nos. 249 and 250; thence southeasterly with said margin of said drive, 181.08 feet to the beginning of a curve; thence around said curve 39.27 feet to a point in the northerly margin of West Hamilton Avenue; thence northeasterly along said margin of said Avenue 143.1 feet to the common corner of Lots Nos. 248 and 249; thence northwesterly along the line between said Lots, 120 feet to a point; thence westerly along the line between Lots Nos. 249 and 250, 141 feet to the point of beginning.

Being the same property conveyed to Walter Lewis Bellamy and wife, Lee Esther Ballamy by deed from Amon B. Major and wife, Susie M. Major of record in Book 4256, page 343, Register's Office for Davidson County, Tennessee. By Divorce Decree in Minute Book 74A, page 258, Circuit Court Clerk's Office for said County, the grantors now own the above property as tenants in common.
It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,594.76

Subscribed and sworn to before me, this the 20 day of April 1972

Affiant: Grace E. Hyde

My commission expires 5/7/74 (Affix Seal)

Notary Public: Julie T. Weimar

This is ( ) unimproved ( ) improved 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*

John B. Hyde, Jr. and wife, Grace E. Hyde

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 noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

John B. Hyde, Jr. and wife, Grace E. Hyde, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands *this* 21 *day of* April, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter Lewis Bellamy

Lee Esther Bellamy

This Instrument Was Prepared By

Phillip Saindon (ab)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nellie T. Weimar, a Notary Public in and for said County and State, Walter Lewis Bellamy

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 1972.

Nellie T. Weimar, Notary Public

Commission expires 5/7/74

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, Hattie B. Garrett, a Notary Public in and for said County and State Lee Esther Bellamy

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 Clarksville, Tennessee, this 24th day of April, 1972.

Hattie B. Garrett, Notary Public

Commission expires 4-17-1973

OAKES AND SMITH
REALTY CO., INC.

**WARRANTY DEED**

FROM

WALTER LEWIS BELLAMY, ET AL

TO

JOHN B. HYDE, JR., ET UX

APR 26 72 CONV 15,594.76
APR 26 72 S TAX A* 37.96
APR 26 72 PR FEE A* .50
APR 26 72 W DEED A* 4.00 * 42.46

B 57 144

IDENTIF. REFERENCE

APR 26 9 20 AM '72

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

PEDIGO & SAINDON