BOOK 4666 PAGE 983

This instrument prepared by: Andrew D. Tanner, Atty.
507 American Trust Buildin,
Nashville, Tennessee 37219

WARRANTY DEED

G-20,460-TTC

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruby C. Lynn, et al	Kimbrough-Kavanaugh & Associates	
(NAME) 4926 Salem Drive	(NAME) 404 James Robertson Parkway	Map 133-11
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37220	(STREET ADDRESS) Nashville, Tennessee 37219	Par. 142
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Three Hundred Ninety-seven and 49/100 - - - - - - ($18,397.49) - *Dollars,* of which $3,500.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining $14,897.49 the purchasers herein assume and agree to pay the balance owing on a deed of trust to Kimbrough-Kavanaugh and Associates, as of record in Book 4081, page 553, Register's Office for Davidson County, Tennessee, payable in the amount of $97.13 monthly including principal and interest at the rate of 6% per annum.

WE, Ray E. Hill, Jr., and wife, Janetta N. Hill

have this day bargained and sold, and do hereby transfer and convey unto the said Ruby C. Lynn, unmarried, and son, Richard B. Lynn, as tenants in entirety with full rights to survivorship and not as tenants in common, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 162 on the Plan of Valley View Meadows, Section II, as of record in Book 3600, page 60, Register's Office for said County.

Said Lot No. 162 fronts 80 feet on the southeasterly side of Valley Ridge Drive and runs back 130.17 feet on the norteasterly line and 141.24 feet on the southwesterly line, to a dead line in the rear on which it measures 88.6 feet.

Being the same property conveyed to Ray E. Hill, Jr., and wife, Janetta N. Hill, by deed from Steve Albert Poffel and wife, Terry Poffel, as of record in Book 4248, page 705, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said grantees.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 18,397.49

Subscribed and sworn to before me, this the 21st day of August 19 72

Affiant Ruby C Lynn

My commission expires My Commission Expires Nov. 8, 1975 (Affix Seal) Notary Public Sara N. Kent

This is unimproved ( ) improved (X) property, known as 3804 Valley Ridge Drive, Nashville, Tennessee 37211
(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 Ruby C. Lynn and son, Richard B. Lynn 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 aforesaid.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ruby C. Lynn and son, Richard B. Lynn, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this twenty-first day of August, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Janetta N. Hill

Ray E. Hill, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Ray E. Hill, Jr., and wife, Janetta N. Hill *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 21st *day of* August *, 19*72

My Commission Expires Oct. 10, 1975 Helen M Blakely *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 .....

DEC27'72	CONV	18,397.49				
DEC27'72	S TAX		A*	47.84		
DEC27'72	PR FEE		A*	.50		
DEC27'72	W DEED		A*	4.00	*	52.34

WARRANTY DEED

FROM
RAY E. HILL, JR., ET UX

TO
RUBY C. LYNN, ET AL

388907

IDENTIF. REFERENCE

DEC 27 8 41 AM '72
FELIX 2. 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 256-2050
NASHVILLE, TENNESSEE

Mail To: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204