This instrument prepared by Robert L. Jackson, Atty., American Trust Bldg., Nashville, Tennessee

WARRANTY DEED

BOOK 4684 PAGE 274

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward H. Bayers, et ux	First and Mid-South Mortgage	Map 96-14
(NAME)	(NAME)	
Boulder Park Drive	410 Union St.	Par. 229
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

Nine Thousand, Five Hundred, Seventy-Two and 29/100---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantees assuming and agreeing to pay the balance of the first mortgage held by First and Mid-South Mortgage Company of record in Book 4035, page 937, Register's Office for Davidson County, Tennessee.

Clarence Edward Lyons and wife, Dora S. Lyons

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

.....

Edward H. Bayers and wife, Jean Bayers, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Hickory Bend, Section 3, of record in Book 3600, page 42, Register's Office for said county.

Said Lot No. 45 fronts 75 ft. on the southerly side of Boulder Park Drive and runs back 163.3 ft. on the westerly side and 152.5 ft. on the easterly side to a dead line at the rear measuring 75.77 ft. thereon.

Being the same property conveyed to Clarence Edward Lyons and wife, Dora S. Lyons, by deed from H. & W. Builders, Inc., of record in Book 4035, page 933, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 23,900.00

Subscribed and sworn to before me, this the 19th day of January 19 73

Affiant

My commission expires: Nov 4 1972 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as Boulder Park Drive, Nashville, Tennessee (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 .....

.....

Edward H. Bayers and wife, Jean Bayers, 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 shown.

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

Edward H. Bayers and wife, Jean Bayers, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 19th day of January, 19 73, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clarence Edward Lyons

Dora S Lyons

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clarence Edward Lyons and wife, Dora S. Lyons, the within named bargainors, 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 19th day of January, 19 73.

Commission expires Nov 4, 1974

Notary Public

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 _____

FEB28'73 CONV 23,900.00
FEB28'73 S'TAX A* 62.14
FEB28'73 PR'FEE A* .50
FEB28'73 W'DEED A* 4.00 * 66.64

WARRANTY DEED

FROM

Clarence Edward Lyons, et ux

TO

Edward H. Bayers, et ux

B 96357

IDENTIF. REFERENCE

FEB 28 8 57 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE