WARRANTY DEED

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

FROM:

ROBERT LAWRENCE RUSHFORD ET UX

TO:

BOOK 4691 PAGE 294

GEORGIA L. LYONS , UNMARRIED

| | | |
|---|---|---|
| Georgia L. LYONS<br>1475 County Hospital Road<br>Nashville, Tennessee | Send Tax bills to:<br>Dobson & Johnson, Inc.<br>311 Plus Park Blvd<br>Nashville, Tennessee | PARCEL NUMBER<br>MAP 80-7<br>PAR. 34 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $ 17,450.00.

Affiant

Subscribed and sworn to before me, this the 15th day of March, 1973.

My Commission Expires:

My Commission Expires July 24, 1976

Notary Public

For and consideration of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, a part of which is the assumption of one certain trust deed dated January 29, 1973, and filed for record January 30, 1973, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4676, page 642, and note of even date thereby secured, in the original principal amount of $16,250.00 payable to Dobson & Johnson, Inc. which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligation of Robert Lawrence Rushford and wife, Peggy Louise Rushford under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

ROBERT LAWRENCE RUSHFORD and wife, PEGGY LOUISE RUSHFORD have bargained and sold ,and by these presnets do transfer and convey unto the said GEORGIA L. Lyons unmarried, her 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. 488 on the Plan of Section Five, Bordeaux Hills, of record in Book 3500, page 114, Register's Office for said County.

SAID Lot No. 488 fronts 55 feet on the northwesterly side of County Hospital Road and runs back 222.6 feet on the northeasterly line and 278 feet on the southwesterly line to a dead line in the rear on which it measures 78.13 feet.

BEING the same property conveyed to Robert Lawrence Rushford and wife, Peggy Louise Rushford by deed from Charles D. Cook and wife, as of record in Book 4048, page 633, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Georgia L. Lyons her heirs and assings, forever.

And we do covenant with the said Georgia L. Lyons 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, except as of record.

And we, Robert Lawrence Rushford and wife, Peggy Louise Rushford do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Georgia L. Lyons her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 15th day of March, 1973.

Peggy Louise Rushford
PEGGY LOUISE RUSHFORD

Robert Lawrence Rushford
ROBERT LAWRENCE RUSHFORD

BOOK 4691 PAGE 295

This is improved property known as 1475 County Hospital Road, Nashville

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Lawrence Rushford and wife, Peggy Louise Rushford, the bargainors, with whom I am personally acquainted, and who acknowleged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 1973.

Notary Public

My Commission Expires: My Commission Expires July 24, 1976

B 9 9 2 7 3

T
IDENTIF. REFERENCE

MAR 22 | 21 PM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| MAR22 | CONV | 17,450.00 | | | | |
| MAR22 | S'TAX | | A* | 45.24 | | |
| MAR22 | PR'FEE | | A* | .50 | | |
| MAR22 | W'DEED | | A* | 4.00 | * | 49.74 |