This Instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37212

BOOK 4812 PAGE 398

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack H. Pruett, et ux	Same	160 - 2
(NAME)	(NAME)	Par 47 C
420 Forrest Hills Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)

Dollars,

cash in hand paid and other good and valuable consideration, and the assumption of a deed of trust of record in Book 4496, page 493, Register's Office for Davidson County, Tennessee, from James D. Lyda and wife, Reva A. Lyda to L. R. Grimes, Jr., Trustee, to secure to Equitable Life Assurance Society of the United States, the payment of one note dated April 23, 1971, in the original principal amount of $50,000.00, payable as therein specified.

James D. Lyda and Reva Ann Lyda

have this day bargained and sold, and do hereby transfer and convey unto the said Jack H. Pruett and wife, Norma Jeanne B. Pruett, their

~~XXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 172 on the Plan of Oak Hill Estates, Section 1, as of record in Book 3700, pages 118, 119 and 120, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Forest Hills Drive common corner of Lots 171 and 172; thence with the line between said lots northeastwardly 219.15 feet to a point at the rear corners of Lots 172 and 173; thence with the line between said lots 366.51 feet to a point in the northwest margin of Forest Acres Drive; thence with the margin of same, southwestwardly 170.22 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southwestwardly 39.27 feet to a concrete monument in the northerly margin of Forest Hills Drive; thence with the margin of same, northwestwardly 254.78 feet to the point of beginning.

BEING the same property conveyed to James D. Lyda and wife, Reva Ann Lyda, by deed from J. B. Downey, Trustee, of record in Book 4206, page 369, Register's Office for Davidson County, Tennessee. The said James D. Lyda and Reva Ann Lyda having since divorced of record in Minute Book 75B, page 741, Circuit Court Clerk's Office for Davidson County. Said decree dated May 11, 1972.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,500.00

Subscribed and sworn to before me, this the 6th day of May 19 74

Affiant

My commission expires: My Commission Expires August 9, 1975 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 420 Forrest Hills 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 Jack H. Pruett and wife, Jeanne B. Pruett, their

~~XXXXXX~~

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 for 1974 taxes which are to be prorated and assumed by Grantee, restrictive covenants of record in Book 4122, page 739, RODC and a Plan of record in Book 3700, pages 118, 119 and 120, RODC.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jack H. Pruett and wife, Jeanne B. Pruett, their

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

Witness our hand s this 6th *day of* May, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James D. Lyda

Reva Ann Lyda

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. Crawford Jr, a Notary Public in and for said County and State, James D. Lyda and Reva Ann Lyda

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 this 6th day of May, 19 74.

George V. Crawford Jr, Notary Public

Commission expires My Commission Expires August 9, 1975

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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.....

WARRANTY DEED

FROM
James D. Lyda and Reva Ann Lyda

TO
Jack H. Pruett, et ux

C 52912

IDENTIF. REFERENCE

MAY 6 11 38 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-6-74	CONV	69,500.00				
MAY-6-74	S'TAX		A*	180.70		
MAY-6-74	PR'FEE		A*	.50		
MAY-6-74	W'DEED		A*	4.00	*	185.20

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