BOOK 4828 PAGE 872

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 19 74

Notary Public

MY COMMISSION EXPIRES: 4-4-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney 217 Sandy Grove Road Nashville, Tennessee 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Lynch (NAME)	SAME (NAME)	
920 Percy Warner Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-5
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	396 Pt

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clyde Powers and wife, Virginia Powers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Lynch

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 118 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for said County.

Said Lot No. 118 fronts 50 feet on the south side of Central Avenue and runs back between lines, 192 feet on the west line and 191 feet on the east line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Clyde Powers and wife, Virginia Powers by deed from Mossie McCloskey Milner, as of record in Deed Book 3950, page 997, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3531 (House Number) Central Avenue (Street) (P. O. Address) Nashville (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of June, 19 74

Clyde Powers

Virginia Powers

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde Powers and wife, Virginia Powers

the 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 29th day of June 19 74

Commission expires 4/30/78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

WARRANTY DEED

FROM
Clyde Powers, et ux

TO
Richard A. Lynch

360579

IDENTIF. REFERENCE

JUN 26 1 50 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 26	CONV	24,500.00			
JUN 26	S'TAX			63.70	
JUN 26	PR'FEE		A*	.50	
JUN 26	W'DEED		A*	4.00	* 68.20

RETURN TO:
DICK WINECOFF & ASSOCIATES
2831 LEBANON ROAD
DONELSON, TENN. 37214

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.