Prepared by & Return to
Columbia Title Co.
Mail to

BOOK 4810 PAGE 503

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. T. & K.CT. BYBEE	R. T. & K. C. T. BYBEE	MAP 132-1
(NAME) 4015 Lealand Lane	(NAME) 4015 Lealand Lane	PAR. 11
(STREET ADDRESS OR ROUTE NUMBER) Nashville, 37204 Tenn.	(STREET ADDRESS) Nashville 37204 Tenn	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of FIFTEEN THOUSAND ($15,000.00)

DOLLARS

paid and to be paid by RONALD THOMAS BYBEE and KATHLEEN CECILIA TAYLOR BYBEE, the Grantees herein, evidenced by one note of FIFTEEN THOUSAND DOLLARS of even date herewith, payable to Nell Edgar Sutherland, the Grantor, herein, in monthly payments of $125.00 on the first day of each month thereafter with the first payment falling due on Oct. 1, 1973, with interest at five (5) per cent per annum payable semi-annually, on the first day of April and October. In the event of the death of the Grantor (Nell Edgar Sutherland) before the above described note is entirely paid, then upon such event the balance then unpaid on said $15,000.00 note is, and shall be cancelled and fully paid.

I

have bargained and sold, and by these presents do transfer and convey unto the said RONALD THOMAS and wife KATHLEEN CECILIA TAYLOR BYBEE,

THEIR *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land located in Davidson County, Tennessee, in Block 14 on the Map of College Park recorded in Book 843, Page 29, R.O.D.C., Tennessee and more particularly described as follows:

LOT NO. 4 in Block 14 of the College Park Subdivision of lots, recorded in Book 843, page 29, in the Register's Office of Davidson County, Tennessee, which Lot fronts 57 feet 2 inches on the South line of Maplehurst Lane and runs back between parallel lines to a depth of 150 feet on the West line, 149 feet 3 inches on the East line and 58 feet 6 inches on the rear line, according to the said recorded Plan.

LOT NO. 5 in Block 14 of College Park Subdivision of Lots, which is described as follows: Beginning at a point on the Westerly margin of Lealand Lane at the Northerly Margin of Belvidere Drive and running Westerly on the Northerly margin of the said Belvidere Drive 160 feet to a point in said margin; thence in a line Northwardly to the Southwest corner of Lot No. 3 in said Subdivision; thence Eastwardly along the Southern line of Lots 3 and 4 in said Subdivision 114 feet 6 inches to the Western margin of Lealand Lane; and thence Southerly along the Western margin of Lealand Lane, 152 feet 5 inches to the beginning. Lots No. 4 and 5 are parts of the same property conveyed to Tom Sutherland and wife by the Trustees under the Will of Oscar Noel by Deed recorded in Book 1035, Page 489, R.OD. C. TEnn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,000.00

Subscribed and sworn to before me, this the 24 day of July 1974

Affiant

My commission expires: 4/27/76 (Affix Seal)

Notary Public

PART OF LOT NO. 3 in Block 14 of the College Park Subdivision of Lots, being a strip of land Ten feet wide on the Southerly end of the said Lot No. 3, described as follows:
Beginning at a point at the Southeast corner of Lot No. 3 (which is the Southwest corner of Lot No. 4) and runs Westwardly along the Southern boundary of Lot No. 3 to the Southwest corner of said Lot 3; thence Northwardly 10 feet along the boundary line dividing Lots 2 and Lot 3, to a point in said boundary line; thence Easterly in a line parallel to the Southern boundary of Lot No. 3 to the dividing boundary between Lots 3 and 4; and thence Southerly along the said dividing line 10 feet to the beginning. **Being the same property convey to Tom Sutherland, et ux by William M. Merry, et ux, of record in book, 2994, page 222, RODC Tenn**
PART OF LOT NO. 6 in Block 14 of the College Park Subdivision of Lots recorded in Book 843, Page 29. R. O. D. C., Tennessee, described as follows:
Said Part of Lot No. 6 is described as follows: Beginning at a point on the Northerly margin of Belvidere Drive at the Southwest corner of Lot No. 5; thence Westerly 160 feet along the Northerly margin of Belvidere Drive to the Easterly margin of Rockdale Avenue; thence in a Northeasterly direction along the Easterly margin of Rockdale Avenue 34.48 feet; thence Easterly 160 feet along the Southerly boundary of Brown's Creek; thence Southerly 34.48 feet more or less to the point of beginning.
Also part of Lot No. 6, Block 14, College Park Subdivision described as follows: Beginning at the Southwest corner of Lot No. 3, Westerly 49.46 feet to a point; thence Southerly 175 feet 5 inches to the Northerly margin of Belvidere Drive; thence in a Northeasterly direction 175 feet, 5 inches more or less on the East line of Lot No. 6 to the point of beginning.

The foregoing Lot No. 6 is the same property conveyed to Tom Sutherland and wife by Deed recorded in Book 928, Page 136 R. O. D. C., Tennessee.

~~XXXXX~~ unimproved ( )
This is improved ( ) property, known as 4015 Lealand Lane (House Number) (Street) Nashville, Tenn. 37204 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald Thomas Bybee and Kathleen Cecilia Taylor Bybee, their *heirs and assigns, forever.*

And I *do covenant with the said* Ronald Thomas Bybee & Kathleen Cecilia Taylor Bybee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Nell Edgar Sutherland *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ronald Thomas Bybee & Kathleen Cecilia Taylor Bybee, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 24th *day of* July, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nell Edgar Sutherland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marilou Prince, a Notary Public in and for said County and State, the within named Nell Edgar Sutherland (a widow)

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 1974

Marilou Prince, Notary Public.

Commission Expires 11/17/76

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, 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 .

WARRANTY DEED

FROM

Nell Edgar Sutherland

TO

Ronald Thomas Bybee and

Kathleen Cecilia Taylor Bybee

C 6 5 8 5 1

IDENTIF. REFERENCE

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AUG 2 3 39 PM '71

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

AUG-2-71 CONV 15,000.00

AUG-2-71 STAX A* 39.00

AUG-2-71 PRTFEE A* .50

AUG-2-71 MTGDEED A* 8.00

* 47.50

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

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S. W. Cor. Third & Union

NASHVILLE, TENNESSEE