THIS INSTRUMENT PREPARED BY:

MARBUT GLENN GASTON, JR., ATTY, AMERICAN TRUST BLDG., NASHVILLE, TN. 37201

WARRANTY DEED

BOOK 4869 PAGE 758

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phala M. Dodson (NAME)	Dobson & Johnson, Inc. (NAME)	120-2
1331 Mars Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	142
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37217 (CITY) (ZONE) (STATE)	2DA-58310

FOR AND IN CONSIDERATION of the sum of ...TEN & NO/100---------- ---------- *Dollars,*

and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, including the assumption by the Grantee of the unpaid balance of a certain note payable to Dobson & Johnson, Inc., secured by a Deed of Trust as of record in Book 4772, page 427, Register's Office for Davidson County, Tennessee, in the original principal balance of $16,500.00, dated December 10, 1973, of which the Grantee agrees to pay the unpaid balance according to the terms and conditions therein stated,

NOW, I, ELLEN N. TYLER,

have this day bargained and sold, and do hereby transfer and convey unto the said PHALA M DODSON, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No 71 fronts 60.0 feet along the southerly margin of Mars Drive and extends back between parallel lines 175.0 feet to a dead line in the rear.

BEING all the same property conveyed to Wiley G. Tyler and wife, Ellen N. Tyler, by deed from Clement D. Dudley, divorced, as of record in Book 4833, page 272, Register's Office for Davidson County, Tennessee, The said Wiley G. Tyler having since died.

HAROLD E. ROSSON, JR. NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,885.84

Subscribed and sworn to before me, this the 16th day of November 19 74

Affiant Phala M. Dodson

My commission expires: 2-9-77 (Affix Seal)

Notary Public Harold E. Rosson Jr.

This is improved ( ) unimproved (X) property, known as 1331 Mars Drive (House Number) (Street) Nashville (P. O. Address) Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

PHALA M. DODSON, her

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* PHALA M DODSON

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 16th day of November, 19 74.

Ellen N. Tyler

ELLEN N. TYLER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, RUTH RANDOLPH, a Notary Public in and for said County and State, ELLEN N. TYLER

the within named 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 16th day of November, 19 74.

Ruth Randolph Notary Public

Commission expires 4-27-1977

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.....

C 7 8 9 5 1

IDENTIF. REFERENCE

NOV 20 | 47 PM '74

FELIX Z. WISDOM REGISTER
DAVIDSON COUNTY, TENN.

NOV20'74 CONV 9,885.84
NOV20'74 S'TAX A* 49.14
NOV20'74 PR'FEE A* .50
NOV20'74 W'DEED A* 49.00 * 53.64

MAIL: RANDOLPH CO. REALTORS
2211 Crestmoor
Nashville, Tenn. 37215

WARRANTY DEED

FROM
ELLEN N. TYLER
TO
PHALA M. DODSON

Compliments of

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