C84652

BOOK 4882 PAGE 124

FORM NO. WD-1

IDENTIF. REFERENCE

JAN 17 10 06 AM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500.00

Henry M. Connor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 19 75.

Notary Public

MY COMMISSION EXPIRES: April 5th 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Herbert R. Rich, Attorney - 213 3rd Avenue, North - Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry M. Connor and wife (NAME)	Fidelity Federal Savings & Loan Assoc. (NAME)	
603 Estes Road (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	116-4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	139

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, J. P. Tyner and wife, Ruby D. Tyner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry M. Connor and wife, Theresa M. Connor

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 the northerly half of Lot No. 3 on the Plan of Clearview Subdivision, as of record in Book 843, page 8, Register's Office for said County.

Said part of Lot No. 3 fronts 80 feet on the westerly side of Estes Road (formerly Wilson Avenue and runs back 151.8 feet on the northerly line and 140 feet, more or less, on the southerly line to a dead line, measuring 81 feet thereon.

Being the same property conveyed to J. D. Tyner and wife, Ruby D. Tyner, by deed from Jean Buntin Fippinger, of record in Book 4777, page 762, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easement for Sanitary Sewers and/or Storm Drainage to Metro Government of Nashville and Davidson County, Tennessee, of record in Book 3956, page 931, Register's Office for Davidson County, Tennessee.

JAN 17 75	CONV	28,500.00			
JAN 17 75	S'TAX		A*	74.10	
JAN 17 75	PR'FEE		A*	.50	
JAN 17 75	W'DEED		A*	4.00	* 78.60

unimproved ( )
This is improved (X) property, known as 603 Estes Road (House Number) (Street) Nashville, Tennessee (P. O. Address) (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 hand S this 9th day of January, 19 75

J. P. Tyner

Ruby D. Tyner

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory When Received.

BOOK 4882 PAGE 125

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jo Anne Smith, a Notary Public in and for said County and State, the within named J. D. Tyner and wife, Ruby D. Tyner

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 9th day of January, 19 78

Commission expires April 21, 1925

Jo Anne Smith
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

11031-1

WARRANTY DEED

FROM

J. D. Tyner and wife,

Ruby D. Tyner

TO

Henry M. Connor and wife,

Theresa M. Connor

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE