mail BOOK 4883 PAGE 613

Buyer's Int Biz 104-16
171
Larry L. Lyda KC
2009 Linden Ave
Nash. Dem

THIS INSTRUMENT PREPARED BY:
Thomas A. Wiseman, Jr.
CHAMBERS & WISEMAN
19th Floor, Life & Casualty Tower
P. O. Box 2683
Nashville, Tennessee 37219

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable considerations, receipt of all which is hereby acknowledged. I, Agnes P. Lyda, have bargained and sold, and by these presents do transfer and convey unto Larry L. Lyda, his heirs and assigns, the remainder interest in a certain tract or parcel of land in Davidson County, State of Tennessee, reserving unto myself a life estate therein, said tract or parcel being described as follows:

> Land in Davidson County, Tennessee, being the easterly part of lot No. 89 on the Revised Plan of Geo.W. Blair's Subdivision of Belmont Heights, as of record in book 332, page 117, Register's Office for said County, described as follows: Beginning on the southerly margin of Linden Avenue at the corner of lots Nos. 89 and 90; thence with the line between said two lots southwardly 208.2 feet to the northerly margin of an alley; thence with said alley westwardly 50 feet to the southeast corner of the property conveyed to Roy C. Holland and wife, by deed from Duncan R. Dorris, of record in book 1212, page 284, said Register's Office; thence with said Holland's easterly line, northwardly 100 feet; thence westwardly 2 feet; thence northwardly 108.1 feet, more or less, to the southerly margin of Linden Avenue; thence with said Avenue, eastwardly 52 feet to the beginning.
>
> Said property was devised to Hardin H. Conn, Jr., Trustee, by will of Mary Lee Robertson Conn, deceased, of record in Will Book 80, page 444, County Court for said County.
>
> Being the same tract or parcel of land heretofore conveyed by Hardin H. Conn, Jr., Trustee, to Agnes P. Lyda by deed dated May 29, 1964 of record in Book 3766, page 347, Register's Office, Davidson County, Tennessee.

To have and to hold said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Larry L. Lyda, his heirs and assigns, forever, but subject to the life estate reserved to the grantor herein.

And I do covenant with the said Larry L. Lyda 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, except for a deed of trust in favor of Hardin H. Conn, Jr. to

which this conveyance is made subject.

And I, Agnes P. Lyda, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Larry L. Lyda, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 24th day of January, 1975.

C85356

T
IDENTIF. REFERENCE

JAN 24 2 27 PM '75
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Agnes P. Lyda

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Personally appeared before me Patricia L Brawner, a Notary Public in and for said County and State, Agnes P. Lyda, the within named grantor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of January. 1975.

PATRICIA L. BROWNER NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MARCH 1, 1978

Notary Public

My commission expires March 1, 1978.

JAN24-	CONV	*5,000.00			
JAN24- S'TAX			A*	13.00	
JAN24- PR'FEE			A*	.50	
JAN24-	W'DEED		A*	4.00	* 17.50

A F F I D A V I T

The actual consideration or value, whichever is greater, for this transfer is $5,000.

Affiant

Subscribed to and sworn to before me this 24th day of January, 1975.

Notary Public

My commission expires March 1, 1978.