THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT

BOOK 4926 PAGE 115

WARRANTY DEED

REAU E. FOLK, JR. FORM

TAX LAW NASHVILLE, TENN.	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-2-213	GARY G. SUGGS, ET UX 225 Cross Timbers Drive Nashville, Tennessee	Home Federal Savings & Loan 230 Fourth Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 9D-4732	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Same	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged; and in the further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated February 28, 1973, in the original principal sum of $33,250.00, and being secured by a deed of trust executed by James R. Lyddan and wife, Mary P. Lyddan to Charles Nelson, Jr., Trustee, of record in Book 4686, page 269, Register's Office for Davidson County, Tennessee; said note being payable to Home Federal Savings and Loan Association; we,

JAMES R. LYDDAN AND WIFE, MARY P. LYDDAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GARY G. SUGGS and wife, PHYLLIS M. SUGGS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 240 on the Plan of Cross Timbers, Section 5, of record in Plat Book 4175, page 115, Register's Office for said County. Said Lot No. 240 fronts 108 feet on the westerly margin of Cross Timbers Drive and extends back 185.4 feet on the northerly line, and 136.5 feet on the southerly line, to a line on the rear on which it measures 97.1 feet.

Being the same property conveyed to James R. Lyddan and wife, Mary P. Lyddan by deed from Robert Hendley and Robert N. Gambill d/b/a Hendley and Gambill of record in Book 4686, page 267, said Register's Office.

This conveyance is subject to restrictions of record in Book 4408, page 761, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as above stated, and for 1975 taxes which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of June, 1975.

JAMES R. LYDDAN

MARY P. LYDDAN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, DAVID B. KELLEY, a Notary Public in and for the State and County aforesaid, personally appeared the within named James R. Lyddan and wife, Mary P. Lyddan,

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, the 23rd day of June, 19 75.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 44,592.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 19 75

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL) Notary Public

D04178

IDENTIF. REFERENCE

JUN 24 2 13 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JAMES R. LYDDAN AND WIFE,
MARY P. LYDDAN

TO

GARY G. SUGGS AND WIFE,
PHYLLIS M. SUGGS

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUN 24 CONV 44,592.00
JUN 24 S'TAX A* 115.96
JUN 24 PR'FEE A* .50
JUN 24 W'DEED A* 4.00
* 120.46

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public