BOOK 4979 PAGE 149

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,159.59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 1975.

Notary Public

MY COMMISSION EXPIRES: July 29, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson Attorneys, 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip C. Hyde (NAME)	Phillip C. Hyde (NAME)	
412 Grapevine St. (STREET ADDRESS OR ROUTE NUMBER)	412 Grapevine St. (STREET ADDRESS)	57-9
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Madison, Tenn. 37115 (CITY) (STATE) (ZIP)	10 pt

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, Floyd O. Mays and wife, Kathleen M. Mays

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip C. Hyde and Kathleen J. Whitcomb

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 part of lot No. 15 on the Plan of Montague Park, as of record in Book 421, page 141, Register's Office for said County.

Beginning at a point in the west line of lot No. 15 in the easterly line of a 2-foot reserved strip shown on said plan and the southerly margin of Grapevine Avenue; thence following the southerly margin of the said Grapevine Avenue 99.5 feet to the easterly margin of a 10-foot driveway easement; thence following the easterly margin of said 10-foot driveway in a southerly direction and parallel with easterly margin of lot No. 15, 70.5 feet to a point; thence in a line parallel with Grapevine Avenue in a westerly direction 95 feet more or less, to the 2-foot reserved strip; thence following said reserved strip in a northerly direction 70.5 feet to the point of beginning.

Being the same property conveyed to Floyd O. Mays and wife, Kathleen M. Mays, by deed from Wayne Foster and wife, Gladys Foster, of record in Book 4770, page 73, Register's Office for said County.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4770, page 73, said Register's Office.

This is unimproved ( ) improved (X) property, known as 412 Grapevine Dr. Nashville, TN.
(House Number) (Street) (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 10th day of December, 19 75

Floyd O. Mays

Kathleen M. Mays

STATE OF TENNESSEE
Davidson County

BOOK 4979 PAGE 150

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Floyd O. Mays and wife, Kathleen M. Mays

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 10th day of December 19 75

Commission expires July 29, 1979

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

WARRANTY DEED

FROM Floyd O. Mays et ux

TO Phillip C. Hyde et al

Please mail to:
Tolbert Realty Co., Inc.
201 Fairway Drive
Nashville, Tenn. 37214

D 28087

IDENTIF. REFERENCE

DEC 12 1 50 PM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 12 75	CONV	*6,159.59			
DEC 12 75	S'TAX		B*	16.12	
DEC 12 75	PR'FEE		B*	.50	
DEC 12 75	W'DEED		B*	4.00	* 20.62