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BOOK 4996 PAGE 474

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$28,500.00

Earnard F. Dyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF February, 19 76

Notary Public

MY COMMISSION EXPIRES: 11-24-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earnard F. Dyer (NAME)	Baker Mortgage Corporation (NAME)	5DU 01801
3824 Syfert Lane (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway NE (STREET ADDRESS)	Map 148-6
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	Parcel 97

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, Prenty Landon Peach et ux Julia Fay Peach

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earnard F. Dyer et ux Janice E. Dyer

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:

BEING Lot No. 68 on the Plan of Murray Heights, as of record in Book 2663, Page 37, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Prenty Landon Peach et ux Julia Fay Peach by deed of record in Book 4148, Page 365, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 3824 Syfert Lane, Nashville, Tennessee 37211
(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 11th day of February, 19 76

Prenty Landon Peach: Prenty Landon Peach

Julia Fay Peach: Julia Fay Peach

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Prenty Landon Peach et ux Julia Fay Peach

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 11th day of February 19 76

Commission expires 1-4-78

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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
Prenty Landon Peach

TO
Earnard F. Dyer

D 3591 1

IDENTIF. REFERENCE

FEB 12 2 09 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FEB 12 76 CONV 28,500.00
FEB 12 76 S'TAX B* 74.10
FEB 12 76 FR'FEE B* .50
FEB 12 76 W'DEED B* 4.00 * 78.60

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

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