THIS INSTRUMENT PREPARED BY:
David B Herbert
DAVID B. HERBERT
ATTORNEY AT LAW

BOOK 5017 PAGE 252

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-11-239	Mr/Mrs William R. Lynch	First American National Bk. Guaranty Mortgage Div. P.O.Box 2708 Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 30898
12W-9500	4908 Georgia Avenue	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) and other good and valuable considerations, the receipt of which is hereby acknowledged,

APR21 76	CONV	17,000.00			
APR21 76	S'TAX		B*	44.20	
APR21 76	PR'FEE		B*	.50	
APR21 76	W'DEED		B*	4.00	* 48.70

FRANCES ELIZABETH DOZIER and BETTY ANN HOWARD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM R. LYNCH and wife, PAULINE LYNCH

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. 815 and 817 of Block No. 125, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75.

Said Lots Nos. 815 and 817 front together 50 feet on the northerly side of Georgia Avenue and run back between parallel lines, with the westerly margin of an alley, 150 feet to an alley in the rear.

Being the sameproperty conveyed to M.G. Hooper and wife, Louise Hooper, by deed from J. F. Horn and wife, as of record in Book 612, page 52, both of the said M.G. Hooper and wife, Louise Hooper being deceased, leaving property vested in the above named Frances Elizabeth Dozier and Betty Ann Howard, as the heirs-at-law of Louise Hooper.

Paul D. Howard and Norman Dozier Sr., join in this deed to convey any right title and interest they may have in and to the above described property.

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 for 1976 taxes which have been prorated and assumed by 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 15th day of April, 1976.

Frances Elizabeth Dozier
Frances Elizabeth Dozier

Norman Dozier Sr.
Norman Dozier, Sr.

Betty Ann Howard
Betty Ann Howard

Paul D. Howard
Paul D. Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Frances Elizabeth Dozier and husband Norman Dozier, Sr.,; Betty Ann Howard and husband, Paul D. Howard 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 15th day of April, 19 76.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

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 $ 17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 76

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
DDH:mas

FROM
FRANCES E. DOZIER, ET VIR, ET AL

TO
WILLIAM R. LYNCH AND WIFE

D 45560

IDENTIF. REFERENCE

APR 21 9 15 AM '76

FELIX A. REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Nat'l. Bk.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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