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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,500.00

X James M. Lyda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 19 76

Notary Public

MY COMMISSION EXPIRES: 11-6-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, Atty., 300 James Robertson Pkwy., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Lyda et ux (NAME)	Guaranty Mortgage Company	103-2
5509 Vaught Drive (STREET ADDRESS OR ROUTE NUMBER)	10th Floor (NAME) First American Center (STREET ADDRESS)	169
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	8DA 47494

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, George B. Treadway and wife, Dixie S. Treadway

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Lyda and wife, Barbara W. Lyda

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. 13 on the Plan of Richland Meadows, Section V, of record in Book 2330, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 114.5 feet on the northerly side of Vaught Drive and extends back 170.5 feet on the westerly line and 181.0 feet on the easterly line to a dead line measuring 138.2 feet thereon.

Being the same property conveyed to George B. Treadway and wife, Dixie S. Treadway by deed from Pamela J. Chapman of record in Book 4964, page 553, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2541, page 575, said Register's Office.

This is ( ) unimproved (X) improved property, known as 5509 Vaught Drive, Nashville, Tennessee
(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 16th day of July, 19 76

X George B. Treadway
George B. Treadway

X Dixie S. Treadway
Dixie S. Treadway

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Shirley E. Jackson, a Notary Public in and for said County and State, the within named George B. Treadway and wife, Dixie S. Treadway

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 16th day of July, 19 76

Commission expires 11-6-79

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 George B. Treadway and wife, Dixie S. Treadway

TO James M. Lyda and wife, Barbara W. Lyda

060525

IDENTIF. REFERENCE

JUL 28 10 32 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File: George E. Mudter, Jr., Atty.

JUL 28 76	CONV	20,500.00		
JUL 28 76	S'TAX		B*	53.30
JUL 28 76	PR'FEE		B*	.50
JUL 28 76	W'DEED		B*	4.00
			*	57.80