This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

Loan # 111341-2

WARRANTY DEED

BOOK 5053 PAGE 568

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Margaret Jean Reynolds (NAME)	Fidelity Federal (NAME)	Map 133-3
160 Elkmont Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	Parcel 26
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Five Thousand Five Hundred and no/100--------
----------($25,500.00)---------- *Dollars,*

cash in hand paid by Margaret Jean Reynolds the receipt of which is hereby acknowledged,

I, Estie May Tyson, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Margaret Jean Reynolds,
Unmarried

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 97 on the Map of Southlake Subdivision, as of record in Book 2083, page 58, Register's Office for said County.
Said Lot No. 97 begins at a point in the northerly margin of Elkmont Drive, the common front corner of Lots Nos. 97 and 96; thence northerly 100 feet to a point, the common rear corner of Lots Nos. 97 and 96; thence northeasterly 64 feet to a point; thence southeasterly 64 feet to a point, the common rear corner of Lots Nos. 83 and 97; thence southerly 100 feet to a point in the northerly margin of Elkmont Drive, the common front corner of Lot Nos. 97 and 83; thence westerly 80 feet along Elkmont Drive to the point of beginning.

Being the same property conveyed to Peter R. Tyson and wife, Estie May Tyson, a life estate, by deed from Margaret T. Greene of record in Book 3029, page 229, said Register's Office, the said Margaret T. Greene having conveyed her remainder by Quit Claim Deed of record in Book 4383, page 326, to James R. Wyatt, Trustee, for the express purpose of making a reconveyance to Peter R. Tyson and wife, Estie May Tyson, the said reconveyance creating a fee simple estate in Peter R. Tyson and wife, Estie May Tyson, the said Peter R. Tyson having since died.

This conveyance is subject to a 10-foot public utility easement along the rear east lines of the lot and a 35-foot minimum building setback line from Elkmont Drive, and conditions of owner's certificate, as shown on plan of record in Book 2083, page 58, Register's Office for said County, and restrictive covenants of record in Book 2196, page 350, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,500.00

Subscribed and sworn to before me, this the 17th day of August 19 76

Affiant Margaret Jean Reynolds

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary E. Ross

This is unimproved ( ) improved (X) property, known as 160 Elkmont Drive, Nashville, Tennessee.
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Margaret Jean Reynolds, Unmarried

her *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1976 taxes which are prorated and assumed by grantee.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Margaret Jean Reynolds

her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 17th *day of* August, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Estie May Tyson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Estie May Tyson, a widow

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 1976

Mary Ensey
Notary Public

Commission expires 4/21/80

MARY ENSEY NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

Loan # 111341-2

WARRANTY DEED

FROM
Estie May Tyson
TO
Margaret Jean Reynolds

AUG 18 76	CONV	25,500.00			
AUG 18 76	S'TAX		B*	66.30	
AUG 18 76	PA'FEE		B*	.50	
AUG 18 76	W'DEED		B*	4.00	* 70.80

D 63749

IDENTIFICATION REFERENCE

AUG 18 10 25 AM '76

FEE CLERK DAVIDSON CO. TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238