This instrument prepared by Thomas O. H. Smith, Jr., Attorney, 1128 J. C. Bradford Building, Nashville, Tennessee 37219.

BOOK 5074 PAGE 117

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall F. Dyer, et ux	First Federal Savings & Loan	3D 50254
(NAME)	(NAME)	
2609 Davidwood Court	236 Fourth Avenue North	Map 62-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	Par 27
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------($10.00)---------- Dollars,

----------Ten and No/100---------- cash in hand paid receipt of which is hereby acknowledged, and the assumption of $19,457.22 being the unpaid balance on mortgage executed by Jake T. Bius and wife, to T. I. Holman, Jr., Trustee to secure payment of a promissory note in the original principal amount of $22,600.00 to First Federal Savings and Loan Association as of record in Book 4193, page 777, Register's Office for Davidson County, Tennessee

We, William Paul Ackerman and Georgene R. Ackerman Scarlett

have this day bargained and sold, and do hereby transfer and convey unto the said Randall F. Dyer and wife, Kay C. Dyer

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Section III, Sutherland Heights as of record in Book 2663, page 117, Register's Office for said County.

Said Lot No. 107 fronts 90 feet on the northerly side of Davidwood Court and runs back 390 feet on the easterly line and 346.8 feet on the westerly line to a dead line in the rear on which it measures 165 feet.

Being the same property conveyed to William Paul Ackerman and wife, Georgene R. Ackerman, now Scarlett, by deed from Jake T. Bius and wife, Betty Jo Bius, of record in Book 4532, page 457, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,600.00

Subscribed and sworn to before me, this the 30th day of September 1976

Affiant

My commission expires: 2-19-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2609 Davidwood Court, 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 Randall F. Dyer and wife, Kay C. Dyer their (successors), heirs and assigns forever. We covenant that we are 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 as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Randall F. Dyer and wife, Kay C. Dyer their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 30th day of September, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Georgene R. Ackerman Scarlett

William Paul Ackerman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas A. H. Smith, Jr., a Notary Public in and for said County and State, William Paul Ackerman and Georgene R. Ackerman Scarlett

the within named 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 30th day of September, 1976.

Commission expires 2-9-78 Notary Public

THOMAS A. H. SMITH, JR. NOTARY PUBLIC DAVIDSON CO., 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.....

OCT-1 76	CONV	49,600.00			
OCT-1 76 S'TAX			B*	128.96	
OCT-1 76 PR'FEE			B*	.50	
OCT-1 76	W'DEED		B*	4.00	* 133.46

WARRANTY DEED

FROM
William Paul Ackerman and
Georgene R. Ackerman Scarlett
TO

Randall F. Dyer and wife,

Kay C. Dyer

D 70660

IDENTIF. REFERENCE

OCT 1 10 52 AM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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