BOOK 5113 PAGE 794 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF January, 1977.

Notary Public

COMMISSION EXPIRES JUNE 9, 1979

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard B. Lynn (NAME)	Guaranty Mortgage Company (NAME)	MAP 118-1
4926 Salem Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue, North (STREET ADDRESS)	PAR. 99
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Ernest Smith and wife, Elizabeth Smith,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard B. Lynn,

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. 115 on the Map of Victoria Place, as of record in Book 332, Page 10, Register's Office Davidson County, Tennessee.
SAID Lot No. 115 fronts 70 feet on the northerly side of Cedar Lane, formerly Victoria Avenue, and runs back 185.3 feet on the West line, and 189.8 feet on the East line to an alley, and shows 69.9 feet on said alley.
BEING the same property conveyed Ernest Smith et ux, Elizabeth Smith, by deed from Joseph Thomas Bayer, a widower, of record in Book 4574, Page 729, Register's Office Davidson County, Tennessee.

This is unimproved ( ) improved (XXX) property, known as 1210 Cedar Lane, Nashville, Tennessee 37212
(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 1st day of January, 19 77

Ernest Smith Jr.

Elizabeth Smith

STATE OF TENNESSEE
Davidson County

BOOK 5113 PAGE 795

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest Smith and wife, Elizabeth Smith,

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 1st day of January 19 77.

Commission expires COMMISSION EXPIRES JUNE 2, 1978

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 Ernest Smith, et ux

TO Richard B. Lynn

D 88787

IDENTIF. REFERENCE

FEB 9 3 41 PM '77

FELIX E. ALSUP, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-97	CONV	19,500.00			
FEB-97	S'TAX		B*	50.70	
FEB-97	PR'FEE		B*	.50	
FEB-97	W'DEED		B*	4.00	* 55.20