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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 $ 33,500.00

Ruth M. Dyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 1977.

Notary Public

MY COMMISSION EXPIRES: November 8, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth M. Dyer (NAME)	Owner (NAME)	11D-79675
713 Coggin Pass (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	52-12-42
Madison, TN (CITY) (STATE) (P. O. ZIP)	(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, JAMES A. EVERSOLL AND WIFE, LILLY L. EVERSOLL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUTH M. DYER

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:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Map of Marlin Meadows, Section II, of record in Book 1335, page 127, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 140 feet on the southeasterly side of Coggin Pass and extends back between parallel lines to a dead line in the rear.

BEING the same property conveyed to James A. Eversoll and wife, Lilly L. Eversoll, by deed from Richard Orland Sutton and wife, Patricia A. Sutton, of record in Book 4439, page 899, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 2084, page 249, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 713 Coggin Pass, Madison, TN 37115
(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 9th day of February, 1977

James A. Eversoll
JAMES A. EVERSOLL

Lilly L. Eversoll
LILLY L. EVERSOLL

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Eversoll and wife, Lilly L. Eversoll,

the bargainors, 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 9th day of February, 1977.

Commission expires November 13, 1977

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

FILE IN BOX 4

WARRANTY DEED

FROM

JAMES A. EVERSOLL AND WIFE,

LILLY L. EVERSOLL

TO

RUTH M. DYER

D 8 9 4 8 7

IDENTIF. REFERENCE

FEB 15 11 14 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FEB1577	CONV	33,500.00			
FEB1577	S'TAX		B*	37.10	
FEB1577	R'FEE		B*	.50	
FEB1577	W'DEED		B*	4.00	* 91.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.