E17995

E17995

WARRANTY DEED

IDENTIF. REFERENCE

AUG 2 2 01 PM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Richard W. Lenderman, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 1977.

Marbut Glenn Gaston, Jr.
Notary Public

MY COMMISSION EXPIRES: January 9, 1981
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Atty., 4515 Harding Road, Nashville, Tenn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Lenderman, Jr. Et Ux (NAME)	First Federal Savings & Loan (NAME)	130-2-119
624 Enquirer Avenue (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	BM-07290
Nashville, Tennessee 37205 (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, J. MITCHELL BOYD and wife, BETTY I. BOYD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD W. LENDERMAN, JR. and wife, ANNA MARY B. LENDERMAN

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 Nos. 27 and 28 on the Map of the Subdivision of Lots No. 19-20 and 21, Belle Meade 2nd Plan, of record in Book 421, Page 172, Register's Office for Davidson County.

Said Lot No. 27 fronts 100 feet on the easterly side of Enquirer Avenue and runs back between lines, 290 feet on the northerly line and 288 feet 6 inches on the southerly line, to a dead line in the rear on which it measures 100 feet.

Said Lot No. 28 fronts 100 feet on the easterly side of Enquirer Avenue and runs back 288½ feet on the northerly line and 287 feet on the southerly line with the northerly margin of Iroquois Avenue to a dead line, measuring 100 feet thereon.

Being the same property conveyed to J. Mitchell Boyd and wife, Betty I. Boyd, by deed from Lauralee Gunter Boyd, of record in Book 5033, Page 424, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 692, Page 581, to the limitations that appear on the plan of record in Book 421, Page 172, both in the Register's Office for Davidson County, Tennessee, and to 1977 property taxes, which have been prorated and the Grantees assume in full.

This is improved (XX) unimproved ( ) property, known as 624 Enquirer Avenue, Nashville, Tennessee 37205
(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 hands this 29th day of July, 19 77

J. Mitchell Boyd

Betty I. Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named J. Mitchell Boyd and wife, Betty I. Boyd

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 29th day of July, 1977

Marbut Glenn Gaston, Jr.
Notary Public

Commission Expires January 19, 1981

MARBUT GLENN GASTON, JR. NOTARY PUBLIT DAVIDSON STATE OF TENNESSEE

STATE OF
_____ 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 purpose 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

AUG-27 77	CONV	90,000.00			
AUG-27 77	CONV	15,000.00			
AUG-27 77 S'TAX			B*	273.00	
AUG-27 77 PR'FEE			B*	.50	
AUG-27 77	W'DEED		B*	4.00	* 277.50

WARRANTY DEED

FROM

J. Mitchell Boyd and wife, Betty I. Boyd

TO

Richard W. Lenderman, Jr. and wife, Anna Mary B. Lenderman

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York