This instrument prepared by:
Jonn W. Kelley, Attorney
Nashville, Tennessee

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
161-7-101	Mr/Mrs Kenneth W. Tyner	Hamilton Mtge. Co. 5801 Peachtree Dunwoody Road Atlanta, Georgia 30342
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 5300
6DU 63737	5129 Amailie Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated March 4, 1974, in the original principal sum of $35,100.00, payable to Hamilton Mortgage Company in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by John W. Via and wife, Melba D. Via, to John B. Cobb, Jr., Trustee, as of record in Book 4793, page 575,

AUG-9-	CONV	42,992.47			
AUG-9-	STAX		B*	111.80	
AUG-9-	PRFEE		B*	.50	
AUG-9-	WDEED		B*	4.00	* 116.30

JOHN W. VIA and wife, MELBA D. VIA
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KENNTH W. TYNER and wife, DEBORAH S. TYNER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 on the Plan of McMurray Woods Addition, Section 1, as of record in Book 4675, pages 6 and 7.

Said Lot No. 23 fronts 75 feet on the westerly side of Amalie Drive and extends back 180 feet onthe northerly line and 143.15 feet on the southerly line to a dead line measuring 83.56 feet thereon.

Being the same property conveyed to John W. Via and wife, Melba D. Via, by deed from Brent Valley Builders, Inc., as of record in Book 4793, page 573.

This conveyance ismade subject to restrictions of record in Book 4675, page 647.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1977 taxes which have been assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of August, 1977.

John W. Via

Melba D. Via

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5181 PAGE 821

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

John W. Via and wife, Melba D. Via

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, the 8th day of August, 19 77.

My commission expires: 4/23/78

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 42,992.47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 19 77

MY COMMISSION EXPIRES 4/23/78 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
JOHN W. VIA AND WIFE

TO
KENNETH W. TYNER AND WIFE

E I 9337

IDENTIF. REFERENCE

AUG 9 10 47 AM '77

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

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
~~14th Floor, 3rd National Bank Bldg.~~
Nashville, Tennessee 37219

Please return to:
DAVID B. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

Notary Public