THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

BOOK 5291 PAGE 825

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Evelyn Backstrom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 78

Notary Public

MY COMMISSION EXPIRES: My Commission Expires August 15, 1981
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS: Clifford E. Backstrom and wife, Evelyn Backstrom (NAME)	SEND TAX BILLS TO: SAME (NAME)	MAP-PARCEL NUMBERS 133-E-140
3812 Valley Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6DA-80245
Nashville, Tenn. 37211 (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, Jay Arnold Lykins and wife, Mary Lynn Lykins,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifford E. Backstrom and wife, Evelyn Backstrom,

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. 160 on the Plan of Valley View Meadows, Section Two, of record in Book 3600, page 60, Register's Office for said County.

SAID Lot No. 160 fronts 82.02 feet on the southeasterly margin of Valley Ridge Drive and extends back 142.42 feet on the northeasterly line and 107.65 feet on the southwesterly line to a dead line in the rear measuring 86.61 feet thereon.

BEING the same property conveyed to Jay Arnold Lykins and wife, Mary Lynn Lykins by deed from James S. Fitch and wife, Edith D. Fitch of record in Book 4869, page 143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1978 taxes, to be prorated and assumed by Grantees.
(2) Restrictive covenants contained in instrument of record in Book 3770, page 214, said Register's Office.
(3) The Plan of record in Book 3600, page 60, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Valley Ridge Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot.

unimproved ( )
This is improved (XX) property, known as 3812 Valley Ridge Drive, Nashville, Tennessee 37211
(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 30th day of April 19 78

Jay Arnold Lykins

Mary Lynn Lykins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jay Arnold Lykins and wife, Mary Lynn Lykins,

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 30th day of April 1978.

Commission expires 8-15-79

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

Jay Arnold Lykins and wife, Mary Lynn Lykins

TO

Clifford E. Backstrom and wife, Evelyn Backstrom

E 6 8 1 4 7

IDENTIF. REFERENCE

MAY 31 10 39 AM '78

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 31 78	CONV	38,000.00			
MAY 31 78	S'TAX		B*	98.80	
MAY 31 78	PR'FEE		B*	.50	
MAY 31 78	W'DEED		B*	4.00	* 103.30