BOOK 5292 PAGE 35 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,200.00

William M. Strawther Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF May, 1978.

Michael F. Morrell
Notary Public

MY COMMISSION EXPIRES: 2-27-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Michael F. Morrell, Atty 214 3rd Ave N.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Lyons, et ux	same	81-11
Alice (NAME)	(NAME)	526
1611 12th Avenue, No. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, 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, William M. Strawther, Jr., unmarried and one and the same as William Strawther and William Strawther, Jr., and Hattie Tucker and her husband, Comer Tucker HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Lyons, et ux Alice

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 59 feet on the northerly 67 feet of Lot No. 178 in D. T. McGavock, et als, Addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, Register's Office for said County.

SAID part of Lot No. 178 is more particularly described as follows:

BEGINNING 33 feet north of the southeast corner of Lot 178 and running northwardly along the western margin of Twelfth Avenue North, formerly Florance Street, 59 feet to a point; thence westwardly and parallel with the northern line of said lot, 154 feet to a 15-foot alley; thence southwardly and along the eastern line of said alley, 59 feet to a point; thence easterly and parallel with the southern line of said lot, 154 feet to the beginning.

BEING property conveyed to Alberta (thomas) Buford, by deed from L. Thomas Buford, of record in Book 1225, page 324, Register's Office for Davidson County, Tennessee, and devised to Alberta (Thomas) Buford, by will of L. Thomas Buford, of record in Book 114, page 692, Probate Clerk's Office for Davidson County, Tennessee. The said Alberta Thomas Buford having since died and devised said property to William Strawther Jr., as devisee under her will of record in Will Book 123, page 152, Probate Court Clerk's Office for Davidson County, Tennessee.

Grantees agree to assume the indebtedness of record in Book 5171, Page 646 and Book 4962, Page 843, RODC.

This is { } unimproved { } improved property, known as 1611 12th Avenue, North, Nashville, Tennessee
(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 23rd day of May, 19 78

x William M. Strawther Jr

x Hattie L. Tucker

x Comer Tucker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named William M. Strawther, Jr., Hattie Lee Tucker, and Comer Tucker

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 23rd day of May 19 78

Commission expires 11-17-79

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
William M. Strawther, et al

TO
James W. Lyons, et ux Alice

E 68227

IDENTIF. REFERENCE

MAY 31 2 03 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 31 78	CONV	*6,200.00			
MAY 31 78	S'TAX		B*	16.12	
MAY 31 78	PR'FEE		B*	.50	
MAY 31 78	W'DEED		B*	4.00	* 20.62

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.