5115207

BOOK 5360 PAGE 711

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF November, 1978

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ralph E. Comer (NAME) | Fidelity Federal Savings & Loan Assn. (NAME) | 103-2 |
| 5509 Vaught Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Par 169 |
| Nashville, Tenn. 37209 (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, JAMES M. LYDA AND WIFE, BARBARA W. LYDA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH E. COMER, UNMARRIED AND HAROLD S. PHIFER, UNMARRIED

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. 13 on the Plan of Richland Meadows, Section V, of record in Book 2330, page 92, said Register's Office.

Said Lot No. 13 fronts 114.5 feet on the northerly side of Vaught Drive and extends back 170.5 feet on the westerly line and 181.0 feet on the easterly line to a dead line measuring 138.2 feet thereon.

Being the same property conveyed to James M. Lyda and wife, Barbara W. Lyda by deed from George B. Treadway and wife, of record in Book 5051, page 362, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5509 Vaught Drive (House Number) (Street) Nashville, Tenn. 37209 (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 3 day of November, 1978

James M Lyda

Barbara W Lyda

STATE OF TENNESSEE
Davidson County

BOOK 5360 PAGE 712

Personally appeared before me, KATHY JO LITTLE, a Notary Public in and for said County and State, the within named James M. Lyda and wife, Barbara W. Lyda

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 3 day of Nov. 1978

Commission expires 2-23-81

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

51/5207

# WARRANTY DEED

FROM
James M. Lyda and wife,
Barbara W. Lyda

TO
Ralph E. Comer, Unmarried and
Harold S. Phifer

E 98753

IDENTIF. REFERENCE

Nov 6 3 27 PM '78

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | |
|---|---|---|---|
| CONV | 34,500.00 | | |
| S'TAX | | B* | 89.70 |
| R'FEE | | B* | .50 |
| W'DEED | | B* | 4.00 |
| | | * | 94.20 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.