T 30399

158 05/22 128.70- CHECK

IDENTIF. REFERENCE

MAY 22 8 51 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

BOOK 5438 PAGE 439

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,850.00

Leta B. Dyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 1979

Notary Public

MY COMMISSION EXPIRES: 4-18-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, Attorneys 107 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malcolm D. Dyer et ux (NAME)	Allstate Enterprises Mtg. Corp. (NAME)	Map 95-8
220 Graylynn Drive (STREET ADDRESS OR ROUTE NUMBER)	104 Wilmot Road (STREET ADDRESS)	Parcel 72
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Deerfield, Illinois 60015 (CITY) (STATE) (ZIP)	3DZ-13085

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, PAUL S. BROWN and wife, KATHERINE C. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MALCOLM DWIGHT DYER and wife, LETA B. DYER

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, the same being Lot No. 161 on the Plan of Eva Mor Heights, Section II, as of record in Plat Book 1835, page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 161 fronts 100.0 feet on the westerly margin of Graylynn Drive and extends back 285.91 feet on the northerly line and 281.92 feet on the southerly line to a dead line in the rear, measuring 10.0 feet thereon.

Being the same property conveyed to Paul S. Brown and wife, Katherine C. Brown by deed from Frances J. Haworth and husband, Leroy G. Haworth, dated May 11, 1979, and recorded in Book 5434, page 947, Register's Office for Davidson County, Tennessee.

Grantees herein assume and promise to pay a first mortgage indebtedness in favor of Allstate Enterprises Mortgage Corporation, as of record in Book 5419, page 737, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

This is unimproved ( ) improved (XX) property, known as 220 Graylynn Drive, Nashville, Tennessee 37214
(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 21st day of May, 1979

Paul S. Brown

Katherine C. Brown

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul S. Brown and wife, Katherine C. Brown

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 24 day of May, 1979

Notary Public

Commission Expires 5-18-81

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

WARRANTY DEED

FROM

PAUL S. BROWN et ux

TO

MALCOLM DWIGHT DYER et ux

TITLE INSURED BY POLICY NUMBER:

NONE

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5438 PAGE 441

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			47850.00- CO	
			124.28 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	128.78-
4158A05/22/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30399

IDENTIF. REFERENCE

MAY 22 8 51 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685246