4472 05/23, 11:35- CHECK

BOOK 5439 PAGE 218

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,112.85

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-21-82

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude F. Mize, Jr. (NAME)	McNeill Mortgage & Investment Co. (NAME)	149-09
221 Manatee Court (STREET ADDRESS OR ROUTE NUMBER)	Box 11227, 54 So. Prescott (STREET ADDRESS)	Parcel 93
Antioch, TN (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38111 (CITY) (STATE) (ZIP)	2DU 63280

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, Charles G. Tyler and Cynthia W. Tyler, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude F. Mize, Jr.

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:

BEING Lot No. 26 on the Plan of Barclay Square, Section 1, of record in Book 4460, Page 141, Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 fronts 103.94 feet on the westerly side of Manatee Court and extends back 113.56 feet on the northerly line and 99.52 feet on the southerly line to a broken line in the rear measuring 62.23 feet thereon.

BEING the same property conveyed to Charles G. Tyler and Cynthia W. Tyler, as tenants in common, by deed of record in Book 5294, Page 388, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5294, Page 390, of the Register's Office for Davidson County, Tennessee to McNeill Mortgage & Investment Company, Inc.

This conveyance is subject to restrictions of record in Book 4665, Page 648, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all exisiting easements of record.

THE existing escrow account and hazard insurance policy is hereby transferred with coneyance to the Grantee herein.

This is unimproved (xx) improved ( ) property, known as 221 Manatee Count, Antioch, 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 21st day of May, 1979

Charles G. Tyler
CHARLES G. TYLER

Cynthia W. Tyler
CYNTHIA W. TYLER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5439 PAGE 219

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles G. Tyler and Cynthia W. Tyler, tenants in common.

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 21st day of May 1979.

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE }

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 Charles G. Tyler

TO Claude F. Mize, Jr.

F 30663

IDENTIF. REFERENCE

MAY 23 8 33 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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

BOOK 5439 PAGE 220

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
			41112.85-	CO
			106.86	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 111.36-
4472A	05/23/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30663

IDENTIF. REFERENCE

MAY 23 8 33 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685552