BOOK 5453 PAGE 80

FORM NO. WD-1

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, BINKLEY,
ARCHER AND SUMMERS ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF JUNE, 19 79

Notary Public

MY COMMISSION EXPIRES: April 24, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Escrow Services, Suite 705, American Trust Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyrone S. Hoard (NAME)	First & Mid-South Mortgage Company (NAME)	MAP 72-14
1416 East Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	PAR 203
Nashville, Tennessee 37206 (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, Marion Lee Witcher Conner and Viva Witcher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tyrone S. Hoard and wife Betty J. Hoard

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. 29 on the Plan of H. M. Doak's Subdivision, as of record in Book 332, page 22, Register's Offic for said County.

Said Lot No. 29 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Marion Lee Witcher, now Conner, as to a one-half undivided interest by deed from Floyd E. Robinson and wife, of record in Book 3347, page 133, Register's Office for Davidson County and Viva Witcher as to a one-half undivided interest by deed from James Witcher, Herbert Witcher, and Marion Lee Witcher as to a one-eight interest of record in Book 4413, page 205, Register's Office for Davidson County and by inheritance of a one-eight interest from Margie Marie Witcher, now deceased.

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

This is { unimproved ( ) / improved (X) } property, known as 1416 East Douglas Avenue (House Number) (Street) Nashville, Tennessee 37206 (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 20TH day of JUNE, 19 79

Marion Lee Witcher Conner
Marion Lee Witcher Conner

Viva Witcher
Viva Witcher

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion Lee Witcher Conner and Viva Witcher

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 20th day of June, 1979.

Commission expires 7th June 1980

Frank Hosea Tyler Jr. Notary Public at Large

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
Marion Lee Witcher Conner

TO
Tyrone S. Loard

F. 35675

IDENTIF. REFERENCE

JUN 21 9 06 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Full Box 41

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CHECK

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

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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
			26900.00- CO	
			69.94 CO TX	
			.50 PRFE	
			4.00 WDEED	
			CHECK	74.44-
			0879A06/21/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 35675

IDENTIF. REFERENCE T

JUN 21 9 06 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 691767