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BOOK 5475 PAGE 702

79-8-4

FORM NO. WD-1

1021 06/01 88.70- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,021.97

Roger A. Kirby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 1979

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 908 FIDELITY FEDERAL BUILDING NASHVILLE, TENNESSEE 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER ALLEN KIRBY (NAME)	LOAN GUARANTY OFFICER VETERANS ADMINISTRATION REGIONAL OFFICE (NAME)	43-12-30
152 RIO VISTA DRIVE (STREET ADDRESS OR ROUTE NUMBER)	110 9TH AVENUE SOUTH (STREET ADDRESS)	
MADISON, TN. 37115 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37203 (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, JOHN H. HYDER, SR., and wife, TAWANDA J. HYDER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER ALLEN KIRBY and wife, TRESA L. KIRBY

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 the northerly 20 feet of Lot No. 25 and all of Lot No. 26 on the Revised Plan of Myatt-Eagan Subdivision, Block B, as of record in Book 1424, Page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to John H. Hyder, Sr., and wife, Tawanda J. Hyder by deed from Administrator of Veterans' Affairs of record in Book 5431, Page 631, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by Grantors herein to Veterans Administration in the original amount of$28,350.00, of record in Book 5431, Page 634, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 152 (House Number) RIO VISTA DRIVE (Street) MADISON, TN. (P. O. Address) 37115 (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 2nd day of August, 1979

John H. Hyder SR.
JOHN H. HYDER, SR.

Tawanda J. Hyder
TAWANDA J. HYDER

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 JOHN H. HYDER, Sr. and wife, TAWANDA J. HYDER

the bargainors, with whom I am personally acquainted, and who acknowledged that their executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August 19 79

Commission expires 11/7/79

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

TO

F. 4. 3 7. 2. 2

IDENTIF. REFERENCE

AUG 2 3 27 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

BOOK 5475 PAGE 704

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
			32021.97- CO	
			83.20 CO TX	
			.50 PRFE	
			6.00 WDEED	
			CHECK	89.70-
1021	A	08/02/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4.3.7.2.2.

IDENTIF. REFERENCE

AUG 2 3 27 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701614