WARRANTY DEED

BOOK 5532 PAGE 31

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben L. Dyer, et ux	Ben L. Dyer	82-12-198 KS
(NAME)	(NAME)	
238 Brookside	238 Brookside	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tenn 37138	Old Hickory, Tennessee 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Five Thousand Two Hundred ($5,200.00) and no/100 *Dollars,*

cash in hand paid by the Grantees, the receipt of which is hereby acknowledged,

City Finance Company of Tennessee, Inc. *has bargained and sold, and does hereby transfer and convey unto the said* Ben L. Dyer and wife, Joy I. Dyer their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Being Lot No. 46 in the Neil S. Brown Addition to East Nashville, Tennessee, a plan of which is of record in Book 57, page 50, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to City Finance Company of Tennessee, Inc., by Substitute Trustee's Deed from Robert P. Ziegler, Substitute Trustee, dated September 21, 1979 and recorded in Book 5504, page 214, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT PREPARED BY:
Robert P. Ziegler
Attorney at Law
1200 Third National Bank Building
Nashville, Tennessee 37219
615-256-2642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $5,200.00

Subscribed and sworn to before me, this the 13th day of November 19 79

Affiant

My commission expires: May 10 1982 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

unimproved ( )
This is improved (XXX) property, known as 110 McFerrin Avenue, Nashville, Tennessee 37206
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ben L. Dyer and wife, Joy I. Dyer their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Ben L. Dyer and wife, Joy I. Dyer their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 13th *day of* November, *19* 79 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

City Finance Company of Tennessee, Inc.

By: Terry W. Kirby

vice-president

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

Before me, ... the undersigned

a Notary Public of the State and County aforesaid, personally appeared ..... Terry L. Kirk ..... *with whom I am personally acquainted, and who, upon oath, acknowledged himself to be* Vice-President ..... *of the* City Finance Co. of Tennessee, Inc. ..... *the within named bargainor, a corporation, and that he as such* Vice-President ..... *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as* Vice-President .....

Witness my hand and seal, at office in Nashville, Tennessee ..... *this* 13th *day of* November, *19* 79 .....

Sylvia L. Ryder
Notary Public

My Commission Expires 10-28-81

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WARRANTY DEED

FROM

CITY FINANCE COMPANY OF TENNESSEE, INC.

BEN L. DYER and wife, JOY I. DYER

F6 38 13

FILED FOR REFERENCE

Nov 16 4 11 PM '79

FEE $ ..... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Robert P. Ziegler, Attorney
12th Floor, Third National Bank Building
Nashville, Tennessee 37219
(615) 256-2642

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5532 PAGE 33

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			420.00- CO	
			13.52 CO TX	
			.50 PRFEE	
			6.00 MSELO	
			CASH	20.02-
6301	A	11/16/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F63813

IDENTIF. REFERENCE T

Nov 16 4 11 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 726164