This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 5651 PAGE 746

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia A. Lyons, unmarried (NAME)	First Tennessee Bank N. A. Memphis (NAME)	Map 82-7
627 Lischey Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	Parcel 370
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	20W-26083

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Patricia A. Lyons and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John H. Wallace and wife, Kathryn E. Wallace, and Gladys Y. Wallace

have this day bargained and sold, and do hereby transfer and convey unto the said Patricia A. Lyons, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Village Manor, as of record in Book 3300, page 55, Register's Office for said County.

Said Lot fronts 18.33 feet on the easterly side of North 4th Street, now Lischey Avenue, back 159.02 feet on the northerly line and 159 feet on the southerly line, to an alley in the rear, on which it measures 18.33 feet.

Being the same property conveyed to John H. Wallace and wife, Gladys Y. Wallace, by deed from Henry Bracey Smith and wife, Caridine Durr Smith, of record in Book 3898, page 946, Register's Office for said County. The said John H. Wallace and wife Gladys Y. Wallace, having since divorced.

This conveyance is subject to the plan of record in Book 3300, page 55, said Register's Office, shows an Owner's Certificate, a 35-foot set-back line from North 4th Street, now Lischey Avenue, an easement for certain utility overhang across the easterly and northeasterly rear part of the lot; and restrictive covenants of record in Book 3368, page 23 and Book 3375, page 261, and Book 3399, page 276, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 15 day of September 1980

Affiant Patricia A. Lyons

My commission expires: 4.18.82 (Affix Seal)

Notary Public

This is improved (xx) unimproved ( ) property, known as 627 Lischey Avenue (House Number) (Street) Nashville, TN 37206 P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 12 *day of* September *19* 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John H. Wallace

Kathryn E. Wallace

Gladys Y. Wallace

BOOK 5651 PAGE 747

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~DAVIDSON~~ Jefferson

Personally appeared before me, Lillian A. Jones, *a Notary Public in and for said County and State,* John H. Wallace and wife Kathryn E. Wallace and Gladys Y. Wallace

the within named 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 Louisville Kentucky ~~Tennessee~~

this 17th *day of* September, *19*80.

Lillian A. Jones *Notary Public*

Commission expires March 1, 1983

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

2618 09/17/80 58.50- CHECK

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IDENTIF. REFERENCE

SEP 17 9 27 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G-238417

WARRANTY DEED

FROM
John H. Wallace and wife, Kathryn E. Wallace, and Gladys Y. Wallace

TO
Patricia A. Lyons

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201
G-238417

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5651 PAGE 748

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
			20000.00- CO	
			52.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 58.50-	
2610A09/17/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

308052

T
IDENTIF. REFERENCE

SEP 17 9 27 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 780457