2908 03/04 95.68- CHECK

BOOK 5717 PAGE 287

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$34,319.28

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 19 81

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney; 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Durward W. Seely (NAME)	Dobson & Johnson (NAME)	71-16-41
Townhouse 77, 3880 Priest Lake Dr. (STREET ADDRESS OR ROUTE NUMBER)	Suite 1800, One Commerce Place (STREET ADDRESS)	12DA-44800
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37239 (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, Eunice J. Hyde and wife, Rita L. Hyde

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Durward W. Seely

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 the Southerly 50 feet of the northerly 115 feet of the westerly 150 feet of Lot No. 3 on the Plan of A. I. Spain's Subdivision of Lischey Garden, of record in Plat Book 161, page 116, said Register's Office.

SAID part of Lot 3 fronts 50 feet on the easterly margin of Jones Avenue and runs back 150 feet between parallel lines to a dead line in the rear.

BEING the same property conveyed to Eunice J. Hyde and wife, Rita L. Hyde by deed from Billy R. Potter and wife, Joyce Potter of record in Book 5317, page 391, Register's Office for Davidson County, Tennessee.

GRANTEE hereby assumes and agrees to pay the mortgage held by Dobson & Johnson, Inc. of record in Book 5317, page 393, said Register's Office. Escrow account and insurance to be transferred to grantee.

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

unimproved ( )
This is improved (XX) property, known as 1315 1/2 Jones Avenue (House Number) (Street) Nashville, Tn. 37207 (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 2nd day of March, 19 81

Eunice J. Hyde

Rita L. Hyde

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eunice J. Hyde and Rita L. Hyde

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 2nd day of March 19 81

Commission expires 7/19/81

Jane W. Floyd
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

G 3 1 7 5 3

WARRANTY DEED

FROM

Eunice J. Hyde and wife,

Rita L. Hyde

TO

Durward W. Seely

IDENTIF. REFERENCE

MAR 4 11 14 AM '81

FELIX Z. ALSUP II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5717 PAGE 289

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

34319.28- CO
89.18 CO TX
.50 PRFEE
6.00 WDEED
CHECK 95.68-
2908A03/04/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 1 7 5 3

IDENTIF. REFERENCE

MAR 4 11 14 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 809688