BOOK 5746 PAGE 138

FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
[illegible] BRIDGE ROAD
[illegible], TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,442.00

A. Braden Floyd, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May 1981.

W. G. Williams
Notary Public

~~MY COMMISSION EXPIRES~~: Notary Public
(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Hyder, Sr., etux	Commerce Union Bank	43 - 12
(NAME)	(NAME)	
151 Rio Vista	P. O. Box 2546	17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115	Nashville, Tn., 37219	11D52550
(CITY) (STATE) (P. O. ZIP)	(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, Robert B. Beck and wife, Martha Lu Beck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Hyder, Sr., andwife, Tawanda J. Hyder

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. 17 on the subdivision of Parts of Lots Nos. 6, 7 and 8 of the Anderson Estates, a plan of which is of record in Book 1835, page 121, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point on the westerly margin of Rio Vista Drive, said point being at a concrete marker at the intersection of Rio Vista Drive and DuPont Avenue; thence southerly with the westerly margin of Rio Vista Drive 91.64 feet to a point, said point being the common corner of Lots Nos. 16 and 17 of said subdivision; thence westerly with the dividing line of said Lots Nos. 16 and 17, 400 feet to apoint on the rear line of said Subdivision; thence northerly with said rear line of said subdivision 110.4 feet to a point on the southerly margin of DuPont Avenue; thence easterly with the southerly margin of DuPont Avenue 379.94 feet to a concrete marker; thence continuing around a slight radius 31.48 feet to the point of beginning.

Being the same property conveyed to Robert B. Beck and wife, Martha Lu Beck by deed from Richard G. Townes and wife, Alice Kay Townes, of Record in Book , page , Register's Office for Davidsn County, Tennessee.

The grantees herein assume and agree to pay the unpaid balance of a note to the Commerce Union Bank, secured by a deed of trust on the herein described property.

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

This is improved XXXproperty, unimproved ( ), known as 151 Rio Vista, Dr., Madison, Tn., 37115
(House Number) (Street) (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 hand s this 15th day of May, 19 81

Robert B. Beck Martha Lu Beck

STATE OF TENNESSEE
Davidson County

BOOK 5746 PAGE 139

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Beck and wife, Martha Lu Beck

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 15 day of May 19 81

Commission expires 4-21-85

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

ROBERT B BECK ETUX
MARTHA LU BECK

TO

JOHN H HYDER, SR ETUX
TAWANDA J. HYDER

G. 4. 2 1. 5 7

IDENTIF. REFERENCE

MAY 18 8 37 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5746 PAGE 140

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

40442.00- CO
105.04 CO TX
.50 PRFEE
6.00 NOBEB
CHECK 111.54-
6152A05/18/81 SAL .00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G42157

IDENTIF. REFERENCE

MAY 18 8 37 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 822420