This Instrument Prepared By: Stewart & Black, Attorneys
223 Madison Street
Madison, Tennessee 37115

# WARRANTY DEED

BOOK 6356 PAGE 290

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Peter S. Tyda, et ux | Allstate Enterprises Mort. Corp. | 53-5-38 |
| (NAME) | (NAME) | |
| 1257 Cheyenne Blvd. | P.O. Box 21313 | 11D90946 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, TN 37115 | Chattanooga, TN 37421 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------Ten and 00/100----------
----------($10.00)----------
*Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, we,

DONOVAN BAKER and wife, BONNIE LYNNE BAKER, hereinafter referred to as Grantors,

PETER S. TYDA and wife,
*have this day bargained and sold, and do hereby transfer and convey unto the said*
SHARON H. TYDA, hereinafter referred to as Grantees, their
*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Section 3, Sequoia Valley, of record in Book 4460, page 83, Register's Office for said County.

Said Lot No. 128 fronts 120.0 feet on the easterly margin of Cheyenne Drive and extends back 260.5 feet on the northerly line and 120.0 feet on the southerly line to a line in the rear, measuring 184.9 feet thereon.

Being the same property conveyed to Donovan Baker and wife, Lonnie Lynne Baker by deed from Robert W. Slate and wife, Ruth A. Slate, of record in Book 5349, page 133, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 79,000.00
Subscribed and sworn to before me, this the 8th day of August 19 84.
Affiant
My commission expires: 11/1/87 (Affix Seal)
Notary Public

unimproved ( )
This is improved (X) property, known as 1257 Cheyenne Blvd. Madison, TN 37115
(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*
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.*

CHECK

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

*Witness* our *hand* s *this* 8th *day of* August, 19 84, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

08/02/90

Donovan Baker
Bonnie Lynne Baker

825

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donovan Baker and wife, Bonnie Lynne Baker the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison Tennessee, this 8th day of August, 19 84.

Commission expires 11/1/87

Notary Public

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

RUSH

I 4 1 9 6 0

IDENTIF. REFERENCE

AUG 9 11 25 AM '84

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Donovan Baker, et ux

TO
Peter S. Tyda, et ux

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

79000.00- CAMT.
205.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 211.90-
0825A08/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.A.1960

IDENTIF. REFERENCE

AUG 9 11 25 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0059658