B647

FORM NO. WD-1

I 7 8 1 6 3

IDENTIF. REFERENCE

JAN 22 12 51 PM '85
FILED AND RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN

BOOK 6478 PAGE 513

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Kenneth J. Lyons Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 19 85

Notary Public

MY COMMISSION EXPIRES: 10/11/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| KENNETH J. LYONS, JR. (NAME) | S A M E (NAME) | 117-11 |
| 1610 Graybar Lane (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 49 |
| Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 16DA-4150 |

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, LADDIE Z. HILLIS and wife, SUZANNE D. HILLIS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH J. LYONS, JR., and wife, BARBARA B. LYONS,

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:

LAND in Davidson County, Tennessee, being Lot No. 59 on the Plan of part of Watkins Grove Subdivision, not of record, described according to a survey made by W. B. Southgate, Civil Engineer, October, 1915, as follows:

BEGINNING at the northeast corner of Graybar Lane, formerly Watkins Avenue, and Amanda Street; thence with the northerly margin of said Lane eastwardly 200 feet to the corner of Lots Nos. 45 and 59; thence with the line between said two lots northwardly 200 feet to the southeast corner of Lot No. 60; thence with the line between said Lots Nos. 59 and 60 westwardly 200 feet to the easterly margin of Amanda Street; thence with same southwardly 200 feet to the beginning.

BEING the same property conveyed to Laddie Z. Hillis and wife, Suzanne D. Hillis by deed from Dorothy C. Brandt of record in Book 5065, page 785, Register's Office for Davidson County, Tennessee.

01/88-282-10-CHECK

This is unimproved ( ) unimproved (X) property, known as 1610 Graybar Lane, Nashville, Tennessee 37215
(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 hands this 11th day of JANUARY, 19 85

Laddie Z. Hillis
LADDIE Z. HILLIS

Suzanne D. Hillis
SUZANNE D. HILLIS

5177

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named LADDIE Z. HILLIS and wife, SUZANNE D. HILLIS,

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 11th day of JANUARY, 1985.

Commission expires 10/19/86

_____
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

TO

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

**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 |
|---|---|---|---|---|

106000.CO- CAMT.
275.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 282.10-
5177A01/22/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

1 7 8 1 6 3

IDENTIF. REFERENCE

JAN 22 12 51 PM '85

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

**No. 102750**