BOX 1

WARRANTY DEED

BOOK 11291 PAGE 359

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$35,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST **DAY OF DECEMBER, 199**

Notary Public

MY COMMISSION EXPIRES: February 19, 2002
(AFFIX SEAL)

ANGELA M. LAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

My Commission Expires 2-19-2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1020 Chicamauga Trust	1020 Chicamauga Trust	**83-5-72**
(NAME) **1020 Chicamauga Avenue**	(NAME) 623 7th Avenue South	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Larry L. Lyda, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1020 Chicamauga Trust**, 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. 11 of Block "E" on the Plan of Eastwood Addition, of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the southerly side of Chicamauga Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Larry L. Lyda, married by deed of record in Book 8791, Page 371, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **1020 Chicamauga Avenue, Nashville, TN 37206**
(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.

053502

IDENTIFICATION REFERENCE

99 JAN 11 PM 12:48

ILL BURNETT REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 31st day of December, 1998.

Larry L. Lyda

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Larry L. Lyda, unmarried the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1998.

ANGELA M. LAKE NOTARY PUBLIC AT LARGE HARTFORD CO. TENN.

Notary Public

Commission expires:

My Commission Expires 2-19-2002

0982 01/11 0101 03CHECK 140.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11291 PAGE 361

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	140.50
CHECK	140.50

01/11/99 01 12:45 0001 0982

053502I

IDENTIFICATION REFERENCE

99 JAN 11 PM 12:48

JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410343