WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. HARRY GROGAN (NAME)	GUARANTY MTG Co. (NAME)	Map 61-16
4111 KENNEDY (STREET ADDRESS OR ROUTE NUMBER)	UNION ST. (STREET ADDRESS)	Par. 26 M.O.
NASHVILLE (CITY) TENN. (P. O. ZONE) (STATE)	NASHVILLE, TENN. (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and----------00/100 ($10.00)---------- DOLLARS cash in hand paid by the grantees herein, Francis Harry Grogan and wife, Mary H. Grogan, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; including the assumption of a Deed of Trust executed by Clay Kirby and wife, to Herschel Greer, Trustee, of record in Book 3273, page 103, Register's Office for Davidson County, Tennessee, given to secure to Guaranty Mortgage Company of Nashville one note dated August 14, 1961, for the sum of $11,550.00, with interest as set out therein, both principal and interest payable $63.87 monthly, beginning September 1, 1961, balance due August 1, 1991;

We, William H. Fly and wife, Iva Lynn Fly, have bargained and sold, and by these presents do transfer and convey unto the said Francis Harry Grogan and wife, Mary H. Grogan, 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, near the City of Nashville, being part of Tract No. 3 on the Map of the Subdivision of the Dr. William Williams Land, of record in Plan Book 2, page 128, Chancery Court at Nashville, and described as follows:
BEGINNING at an iron pin in the present westerly margin of Kennedy Avenue, at the southeast corner of the property conveyed to Aubrey C. Lusk and wife, by deed of record in Book 1645, page 321, Register's Office for said County, said point being 175.1 feet south of the southerly margin of Greenland Avenue; thence along Lusk's southerly line, westerly 98 feet to an iron pin in the easterly line of the property conveyed to Forrest Oakley et al, by deed of record in Book 1637, page 97, said Register's Office; thence along Oakley's easterly line, southerly 25 feet to an iron pin, said Oakley's southeast corner; thence westerly along Oakley's southerly line, and along the southerly line of the property conveyed to A. C. Oakley by deed of record in Book 1637, page 91, said Register's Office, 117 feet to an iron pin in the easterly line of the property conveyed to James C. Moore, and wife, by deed of record in Book 1340, page 555, said Register's Office; thence along Moore's easterly line, southerly 50 feet; thence easterly 210 feet, more or less, to the easterly margin of Kennedy Avenue; thence northerly along the margin of said Avenue, 75 feet to the beginning.
Being the same property conveyed to William H. Fly and wife, Iva Lynn Fly, by deed from Clay Kirby, et ux, of record in Book 3458, page 59, said Register's Office.

This is { unimproved ( ) improved ( ) } property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Francis Harry Grogan and wife, Mary H. Grogan, their** heirs and assigns, forever.

And **we** do covenant with the said **Francis Harry Grogan and wife, Mary H. Grogan,** 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, **with the exception of the Deed of Trust hereinbefore mentioned.**

And **we, William H. Fly and wife, Iva Lynn Fly,** do further covenant and bind **ourselves, our** heirs and representatives, to warrant and forever defend the title to the said land to the said **Francis Harry Grogan and wife, Mary H. Grogan, their** heirs and assigns against the lawful claims of all persons whomsoever.

Witness **our** hand **s** this 21st day of **September**, 19 **64**.

William H. Fly

Iva Lynn Fly

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Lunsford M. Hollins Jr., a Notary Public in and for said County and State, the within named William H. Fly and wife, Iva Lynn Fly,

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 21st day of September, 19 64.

Lunsford M. Hollins Jr., Notary Public

Commission Expires Jan 30, 1968

STATE OF
County of

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public

Commission Expires.....

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

BOOK 3816 PAGE 727

STATE TAX $ 12.40
PROBATE .50
TOTAL $ 12.90

SEP 29 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 29 1964

CT

WARRANTY DEED

FROM

WILLIAM H. FLY, ET UX

TO

FRANCIS HARRY GROGAN, ET UX

11,600.00

52255

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 29 11 16 AM '64

NOTED IN BOOK 116 PAGE 132
RECORDING FEE $ 2.00
DEP. REG. ____

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

Earl Thompson, Attorney
415 Nashville Bank & Tr. Bl.