WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Branch (NAME)	Guaranty Mort. Company (NAME)	Map 90-16 Par. 262 M.D.
6421 Thunderbird Drive (STREET ADDRESS OR ROUTE NUMBER)	146 Union Street (STREET ADDRESS)	
Nashv. 5 Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirteen Thousand Seven Hundred Fifty and 00/100 ($13,750.00)----------*DOLLARS* paid and to be paid by James W. Branch and wife, Helen Louise Branch as follows: (1) The sum of One Thousand and 00/100 ($1,000.00) Dollars in cash, the receipt of which is hereby acknowledged, (2) the conveyance to us by them of equity in other property in amount of Eight Hundred Forty-three and 92/100 ($843.92) Dollars in other property, and (3) the assumption and agreement by them to pay the unpaid balance of Eleven Thousand Nine Hundred Six and 8/100 ($11,906.08) Dollars on a promissory note in the original principal amount of $12,500.00, payable with interest as therein set forth to order of Guaranty Mortgage Company of Nashville, in monthly installments of $67.47 each, commencing February 1, 1963, and secured by deed of trust conveying the hereinafter described property to Herschel Greer, Trustee, of record in Book 3518, page 79, Register's Office for Davidson County, Tennessee,

we, Douglas R. Ashworth and wife, Mamie S. Ashworth,

have bargained and sold, and by these presents do transfer and convey unto the said James W. Branch and wife, Helen Louise Branch, 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. 552 on the Plan of Charlotte Park Subdivision, Section 8, as of record in Book 2900, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 552 fronts 78 feet on the southeasterly side of Thunderbird Drive and extends back 118.9 feet on the northeasterly line and 118.8 feet on the southwesterly line, to a line at the rear on which it measures 90 feet thereon.

Being the same property conveyed to the undersigned, Douglas R. Ashworth and wife, Mamie S. Ashworth, from Cumberland Valley Builders, Inc., by deed dated January 9, 1963, and of record in Book 3499, page 589, Register's Office for said county.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. Branch and wife, Helen Louise Branch, 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,* except as aforesaid.

And we, Douglas R. Ashworth and wife, Mamie S. Ashworth, *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.*

Witness our hands *this* 28th *day of* September, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Douglas R. Ashworth

Mamie S. Ashworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. H. Watts Jr., a Notary Public in and for said County and State, the within named Douglas R. Ashworth and wife, Mamie S. Ashworth,

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 28th day of September, 19 64

J. H. Watts Jr., Notary Public.

Commission Expires July 24 1966

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
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.

STATE TAX $ 20.65
PROBATE .50
TOTAL $ 2.13

OCT 1 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID OCT 1 1964

CT

52614

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

OCT [illegible]
FOR [illegible] 110 PAGE 149
RECORDING FEE 2.00
DEP. REG. 2

Please mail to Mr. Bill Branch
622 Reis Ave. Nashville 9, Tenn.

WARRANTY DEED

FROM

DOUGLAS R. ASHWORTH AND WIFE,
MAMIE S. ASHWORTH

TO

JAMES W. BRANCH AND WIFE,
HELEN LOUISE BRANCH

Complimentary of
Guaranty Company
Kansas City, Missouri

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
20 CENTS
on $

NASHVILLE, TENNESSEE

HOFSTETTER & HOFSTETTER,
Attorneys