Mail tax statement to: Guaranty Mortgage Company
316 Union Street
Nashville, Tennessee

Map 83-7
Par. 84 M.O.

WARRANTY DEED — BOOK 3835 PAGE 613 — NASHVILLE TITLE COMPANY

For and in consideration of the sum of Ten and No/100- DOLLARS ($ 10.00)- -

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the Grantees assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust of record in Book 3275, page 603, Register's Office for Davidson County, Tennessee,

We, Ernest E. Goens and wife, Jo Ann M. Goens

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert H. Barnard and wife, Mary Ruth Wynne Barnard,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 in the Subdivision of Robert E. Powers' Lands, in the old 18th District of said County, a plan of which is of record in Book 421, page 56, Register's Office for said County.

Said Lot No. 45 fronts 50 feet on the east side of Washington Avenue and extends back on the north line 119 feet and on the south line 132 feet, to the west margin of the right-of-way of the Lewisburg & Northern Railroad, on which it measures 51 feet.

Being the same property conveyed to Ernest E. Goens and wife, Jo Ann M. Goens by deed from Ewing O. Harper, Jr., and wife, Lillian G. Harper of record in Book 3278, page 625, Register's Office for Davidson County, Tennessee.

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

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS: Parcel No. 27W 16926

No.	Street	City	Zone	State
808	Washington Avenue	Nashville	37206	Tennessee

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 the 5 day of October, 1964.

Ernest E. Goens (signature)
Ernest E. Goens

Jo Ann M. Goens (signature)
Jo Ann M. Goens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bettye Lou King, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ernest E. Goens and wife, Jo Ann M. Goens

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, the 5 day of October, 1964.

Bettye Lou King (signature)
Notary Public

My commission expires: July 26, 1967.

BOOK 3835 PAGE 614

STATE TAX $ 12.91
PROBATE .50
TOTAL $ 13.41

NOV 25 1964

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

PAID NOV 25 1964
CT

File:
Nashville Title Company

WARRANTY DEED

FROM

Ernest E. Goens, etux

TO

Robert H. Bernard, etux

59678

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 25 8 32 AM '64

NOTED: BOOK 110 PAGE 470
RECORDING FEE $ 2.00
DEP. REG. 1

NASHVILLE TITLE CO.
115 UNION ST.
Nashville, Tennessee

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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 _____, Tennessee, this, the _____ day of _____, 19__.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____ as such _____, and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19__.

My commission expires: _____ Notary Public