TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 3861 PAGE 722	MAP-PARCEL NUMBERS:
Johnnie W. Allgood and wife, Rita S. Allgood (NAME)	Guaranty Mortgage Company (NAME)	6D-W8-52975
3213 Southlake Court (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 133-3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 4

M.O

For and in consideration of the sum of ----------$10,950.00---------- DOLLARS
----------Ten Thousand, Nine Hundred, Fifty and no/100----------
cash in hand paid by Johnnie W. Allgood and wife, Rita S. Allgood

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, James M. Warner and wife, Margaret C. Warner

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 12 and the northwesterly triangular part of lot No. 13 on the Map of Section I, Southlake, as of record in Book 2083, page 58, Register's Office for said County, as revised and corrected by Surveyor's Certificate, of record in Book 2496, page 256, said Register's Office, and described as follows:

Beginning at a point in the northerly margin of Southlake Court at the corner of lots Nos. 11 and 12; thence with the line between said lots, northerly 226 feet to a point; thence south 73° 58' east 90.8 feet to a corner of lot No. 14; thence with the line between lots Nos. 12 and 14, southerly 129.7 feet to a corner of lot No. 13; thence crossing lot No. 13, southwesterly 133.29 feet to a concrete monument in the northerly margin of Southlake Court, which monument is 13.32 feet southeast from the common corner of lots Nos. 12 and 13; thence with the margin of Southlake Court, northwesterly around a slight curve, 45.6 feet to the point of beginning.

Being the same real property conveyed to James M. Warner by deed from Webber and Alexander, Inc., dated September 19, 1956, filed September 20, 1956, and recorded in Book 2594, page 591, said Register's Office, and vested in said James M. Warner by decree in the cause of James M. Warner vs. Bettye B. Warner, Rule No. 32151, Fourth Circuit Court, of record in Minute Book 9, page 547, of said Court. This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is unimproved ( ) improved (X) property, known as 3213 Southlake Court, Nashville, Tennessee
(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 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

STATE TAX $ 16.43
PROBATE .50
TOTAL $ 16.93

Witness our hands this 16th day of February, 19 65

James M. Warner

FEB 17 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jerry L. Kemp, a Notary Public in and for said County and State, the within named James M. Warner and wife, Margaret C. Warner, 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 16th day of February, 19 65

NOTARY PUBLIC DAVIDSON CO. TENN. FEB 17 1965

Commission expires April 23, 1967 Notary Public Jerry L. Kemp

TENNESSEE TITLE COMPANY

CORPORATION 1004

PUT COUNTY COURT CLERK'S STAMP HERE:

PUT REVENUE STAMPS HERE:

6935 GUARANTY MORTGAGE CO. OF NASHVILL

17 111 23.59

Warranty Deed

FROM
James M. Warner and wife, Margaret C. Warner

TO
Johnnie W. Allgood and wife, Rita S. Allgood

REGISTER STAMP BELOW