BOOK 3895 PAGE 123

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr & Mrs. Billy Tidwell (NAME)	Guaranty Mortgage Co. (NAME)	18W11100
928 So 13th Court (STREET ADDRESS OR ROUTE NUMBER)	315 Union Street (STREET ADDRESS)	Map 94-5
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	Nashville Tenn (CITY) (ZONE) (STATE)	Par. 62

For and in Consideration of the sum of Ten Dollars ($10.00)

DOLLARS

Cash in Hand paid by Billy R. Tidwell & wife Agnes C. Tidwell, the receipt of which is hereby acknowledged, and for the remainder, the said Grantees hereby assume and agree to pay the remaining balance of a Deed of Trust Note executed by William L. Biederman, Jr., and wife Mary Lynn Biederman, to Herschel Greer, Trustee, of record in Book 3170, Page 237, R.O.D.C., Tenn., to secure payment to the Guaranty Mortgage Co. of Nashville, one note, dated November 15, 1960, for the principal sum of $8,300.00, said Deed of Trust Note having being assigned to the Federal National Mortgage Association as of record in Book 3172, Page 218, R.O.D.C., Tenn.

We, William Key & Wife Mary C. Key,

have bargained and sold, and by these presents do transfer and convey unto the said Billy R. Tidwell & wife Agnes C. Tidwell, 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. 100 on a Revision of a Part of Section One, Revised, Shelby Heights Subdivision, as of record in Book 2854, Page 69, Register's Office for said County.

Said Lot No. 100 fronts 53 feet on the northerly side of South 13th Court and runs back 104.8 feet on the west line and 102.9 feet on the east line to a 15 foot alley in the rear, measuring 53.07 feet thereon.

Being the same property conveyed to Joe Thomas Staggs and wife, Nita Ann Staggs, by Warranty Deed from William Lee Biederman, Jr., and wife, Mary Lynn Biederman, of record in Book 3368, Page 450, Register's Office for said County, subject to:

Restrictive covenants contained in an instrument dated October 24, 1958, filed for record October 28, 1958, in Book 2810, Page 475, said Register's Office.

The Plan of record in Book 2854, Page 69, said Register's Office, shows an Owner's Certificate, a 25-feet minimum building set-back line from South 13th Court.

The above property is improved and shown on the Tax Records as 928 South 13th Court, Nashville, Tennessee.

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
Send Tax Notices To: _____
Address: _____

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 Billy R. Tidwell & wife Agnes C. Tidwell, *their heirs and assigns, forever.*

And we *do covenant with the said* Billy R. Tidwell & wife Agnes C. Tidwell *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 herein stated.

And, we, William Key & wife Mary C. Key *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Billy R. Tidwell & wife Agnes C. Tidwell, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* May 24 *day of* May, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOCUMENTARY 55 55

William Key

Mary C. Key

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James T Elkins, *a Notary Public in and for said County and State, the within named* William Key & wife Mary C. Key,

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 day of* May, *19* 65.

James T Elkins, *Notary Public.*

Commission Expires 10-21-67.

JAMES T. ELKINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

BOOK 3895 PAGE 126

STATE TAX $ 12.30
PROBATE .50
TOTAL $ 12.80

MAY 27 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 27 1965

WARRANTY DEED

FROM

William Key & wife Mary C. Key

TO

Billy R. Tidwell & wife Agnes C. Tidwell

928 S. 13th Court Nashville Tenn

82258

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 27 9 41 AM '65

NOTED 5-27-65 PAGE 647
RECORDING FEE $ 1.00
DEP. REG.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Wm. S. Bruce, Jr. Attorney
1101 Stahlman Bldg.