This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 181594

BOOK 3916 PAGE 516
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 83-6 Par. 103	Mr.& Mrs. Frank M. Tune same as below	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) 27W-3800	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 224 Chapel Avenue	LOAN OR ACCOUNT NO. 41-623 651-GG
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 21, 1959, in the original principal sum of $9,000.00, payable to Guaranty Mortgage Company in monthly installments of $44.91, including interest at 5½% per annum, said note being secured by a deed of trust, executed by Leroy Watson and wife, Dorothy B. Watson, to Herschel Greer, Trustee, of record in Book 3018, page 9,

CARNEY A. JONES and wife, LORENE S. JONES,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANK M. TUNE and wife, CHRISTINE TUNE,

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:

Being Lot No. 59 on the Plan of Beaumont Place, as of record in Book 332, page 38.

Said Lot No. 59 fronts 50 feet on the easterly side of Chapel Avenue, formerly Hunter Avenue, and extends back 192.9 feet on the northerly line and 185.9 feet on the southerly line to an alley in the rear on which it measures 50.5 feet.

Being the same property conveyed to Carney A. Jones and wife, Lorene S. Jones, by deed from Leroy Watson and wife, as of record in Book 3100, page 7.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and for 1965 taxes which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 21st day of July, 1965.

Lorene S. Jones

Carney A. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Carney A. Jones and wife, Lorene S.Jones

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 21st day of July, 1965.

My commission expires: July 26, 1966

Reau E. Folk Jr.
Notary Public

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 _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

PLEASE DO NOT PUBLISH

WARRANTY DEED

FROM
CARNEY A. JONES and wife,

TO
FRANK M. TUNE and wife,

90458

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 27 11 32 AM '65

NOTED: BOOK 112 PAGE 123
RECORDING FEE 2.00
DEP. REG. _____

DOCUMENTARY 55 55

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

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 _____.

STATE TAX $ 1.65
PROBATE 50
TOTAL $ 2.15
JUL 27 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 27 1965

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

My commission expires:

_____
Notary Public