TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jack R. LeBar (NAME)	Guaranty Mortgage Company (NAME)	4D-72125
305 Tyler Drive (STREET ADDRESS OR ROUTE NUMBER)	316-318 Union Street (STREET ADDRESS)	BOOK 3917 PAGE 782
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (ZONE) (STATE)	

For and in consideration of the sum of $700.00

SEVEN HUNDRED AND NO/100 DOLLARS

Cash in hand paid by the grantees herein, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated July 1, 1963, executed by the Grantors herein, payable to Guaranty Mortgage Company of Nashville, for the original amount of $13,350.00, with interest as set forth therein, both principal and interest payable $73.83 monthly, beginning August 1, 1963, and secured by a Deed of Trust of record in Book 3598, page 307, Register's Office for Davidson County, Tennessee, said debt having since been assigned toBankers Trust Company, as Trustee, by instrument of record in Book 3718, page 532, said Register's Office.
we, JOE B. SIMPSON AND WIFE, VIRGINIA L. SIMPSON

have bargained and sold, and by these presents do transfer and convey unto the said JACK R. LeBAR AND WIFE, OTISINE H. LeBAR

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No.78 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for said County, described as follows:
BEGINNING at a point in the northerly margin of Tyler Drive at the corner of Lots Nos. 78 and 79; thence with the line between said lots, northerly 150 feet to a corner of Lot No. 77; thence with the line between Lots Nos. 77 and 78, southeasterly 137.6 feet to the westerly margin of Terry Lane; thence with the margin of the same, southwesterly 90.8 feet to the beginning of a curve; thence around said curve, westerly 37.5 feet to the margin of Tyler Drive; thence with the margin of the same, northwesterly 95 feet to the point of beginning.
Being the same property conveyed to Joe B. Simpson and wife, Virginia L. Simpson, by deed from M. T. Melvin and wife, as of record in Book 3576, page 429, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 305 Tyler Drive, Hermitage, 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.

Witness our hands this 26th day of July, 1965

Joe B. Simpson

Virginia L. Simpson

STATE TAX $ 2.05
PROBATE .50
TOTAL $ 2.55

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, C. Preston Hallum, a Notary Public in and for said County and State, Joe B. Simpson and wife, Virginia L. Simpson the within named 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 26th day of July, 1965

Commission expires: My Commission Expires June 18, 1968 Notary Public C. Preston Hallum

JUL 30 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 30 1965

TENNESSEE TITLE COMPANY

Warranty Deed
G-181794 mas

FROM
JOE B. SIMPSON, ET UX

TO
JACK R. LeBAR, ET UX

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
330 UNION STREET
NASHVILLE, TENNESSEE

90962

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 30 10 14 AM '65

RECORDED: BOOK 142 PAGE 146
RECORDING FEE $ 2.00
DEP. REG.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION