BOOK 3974 PAGE 547

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
William H. DeMars (NAME)	Guaranty Mtg. Company (NAME)	B.M. 1180
428 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 116-15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pat. 95

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid by

WILLIAM H. DeMARS AND WIFE, MARY MARGARET DeMARS,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

J.R. BUCHANAN AND WIFE, JOHNNIE BUCHANAN,

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 the northerly 135 feet of Lot No. 104 on the Plan of Royal Oaks Land Company's Subdivision, as shown on an unrecorded plan of said subdivision by W.B. Southgate, Surveyor.
According to said unrecorded plan said part of said Lot No. 104 fronts 135 feet on the easterly side of Lynwood Boulevard, and runs back between lines, 380 feet on the northerly line and 374.75 feet on the southerly line, to a dead line on which it measures 135 feet.
Being the same property conveyed to J.R. Buchanan and wife, Johnnie Buchanan, by deed from Perry M. Chaffin, Jr., unmarried, as of record in Book 1643, page 615, said Register's Office.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

This is unimproved ( ) improved (X) property, known as 428 Lynwood Boulevard (House Number) (Street) Nashville, Tennessee 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 31st day of December 19 65.

J.R. Buchanan
J.R. Buchanan

Johnnie Buchanan
Johnnie Buchanan

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A.M. Tenison, a Notary Public in and for said County and State, the within named J.R. Buchanan and wife, Johnnie Buchanan, 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 31st day of December, 19 65.

Commission expires February 16, 1969 Notary Public A.M. Tenison

FELIX E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
JAN 4 1966
STATE TAX $ 74.00
CLERK'S FEE $ 2.50

TENNESSEE TITLE COMPANY

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 4 12 05 PM '66

NOTE BOOK 113 PAGE 274
RECORDING FEE $ 2.00
DEP. REG. X

GUARANTY MORTGAGE CO. OF NASHVILLE
REGISTER STAMP BELOW

Warranty Deed
G-185567-1mm
From
J.R. BUCHANAN, ET UX.
To
WILLIAM H. DeMARS, ET UX.