This instrument prepared by: Andrew D. Tanner
507 American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Placido H. Abaya, et ux (NAME:)	Guaranty Mortgage Company (NAME:)	Map 146-15
5112 Overton Road (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par 129
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	6D-35285 hmo

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For and in Consideration of the sum of.....

TEN ($10.00) and NO/100 - *DOLLARS*

Cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, and the hereafter named GRANTEES assumes and agrees to pay the unpaid balance of an original indebtedness of $14,300.00 executed by Homer Whitworth Watson, III and wife, to Herschel Greer, Trustee, of record in Book 3835, page 423, Register's Office for Davidson County, Tennessee, to secure Guaranty Mortgage Company of Nashville.

We, James Herbert Dalton and wife, Peggy Wain Dalton
.....*have bargained and sold, and by these presents do transfer and convey unto*
the said ... Placido H. Abaya and wife, Martha B. Abaya
.....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. 53 on the Map of Brentwood Hall, Section II, as of record in Book 2083, Page 23, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Overton Road, at the corner of Lots 53 and 69; thence East 148 feet to a point, the common rear corner of Lots 53 and 69; thence 0 degrees 20' west 102.4 feet to a point in the north margin of an unnamed Street; thence west 124 feet along said unnamed Street, to a point, the beginning of a curve; thence around said curve, having a radius of 25 feet, 39 feet to a point in the east margin of Overton Road; thence with the margin of the same, North 76.8 feet to the point of beginning.

Being the same property conveyed to James Herbert Dalton and wife, Peggy Wain Dalton by deed from Homer Whitworth Watson, III and wife, Edythe May Watson, of record in Book 3913, page 899, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5112 Overton Road (House Number) (Street) Nashville, Tennessee 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 Placido H. Abaya and wife, Martha E. Abaya their *heirs and assigns, forever.*

And we *do covenant with the said* Placido H. Abaya and wife, Martha E. Abaya *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 for balance owing under deed of trust herein above assumed by vendees.

And we, James Herbert Dalton and wife, Peggy Wain Dalton *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Placido H.Abaya and wife, Martha E. Abaya their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 12th *day of* September, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Herbert Dalton

Peggy Wain Dalton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ina N. Kent, *a Notary Public in and for said County and State, the within named* James Herbert Dalton and wife, Peggy Wain Dalton

*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* 12th *day of* September, *19* 66.

Ina N. Kent, *Notary Public.*

Commission Expires My Commission Expires Jan. 3, 1968.

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.....

$16,250.00.

STATE TAX $ 24.38
PROBATE .50
TOTAL $ 24.88

SEP 14 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 14 1966

Mail to: Nixon-Kent Company, 2535 Franklin Rd., Nashville, Tenn. 37204

WARRANTY DEED

FROM

JAMES HERBERT DALTON

et ux

TO

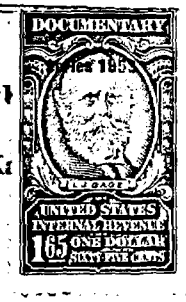
PLACIDO H. ABAYA, et ux

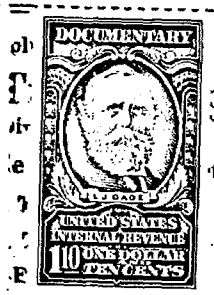
4 3 4 3 9

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

SEP 14 10 43 AM '66

NOTED: BOOK 114 PAGE 831
RECORDING FEE $ 2.00
DEP. REG. ---





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