Prepared by: William D. Castleman, Atty.
218 Third Avenue, North
Nashville, Tennessee, 37201

BOOK 4059 PAGE 381

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milton E. Taylor (NAME:)	Guaranty Mortgage Company (NAME:)	15DA-3110
2600 Bronte Ave., (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	3115 Map. 72-10
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 184-185 PW

For and in Consideration of the sum of Ten and----------00/100 ($10.00)---------- *DOLLARS*

cash in hand paid by the grantee herein, Milton E. Taylor, and other good and valuable considerations, the receipt of which is hereby acknowledged;

We, Robert R. Pearsall and wife, Bess D. Pearsall,

have bargained and sold, and by these presents do transfer and convey unto the said Milton E. Taylor, his

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

TRACT No. 1: Being Lot No. 23 on the Map of Eastmoor Place, as of record in Book 547, pages 177 and 178, Register's Office for said County.
Said Lot No. 23 fronts 50 feet on the southerly side of East Delmas Avenue and runs back between parallel lines 234.3 feet to a dead line.
Being the same real property conveyed to Robert R. Pearsall and wife, Bess D. Pearsall, by deed from Robert H. Dawson, of record in book 2545, page 399, Register's Office for said County.

TRACT No. 2: Being the southerly part of Lot No. 22 on the Map of Eastmoor Place, a subdivision by B. R. Kennedy, a part of lots Nos. 3 and 4 and all of Lot No. 5 in the Division of Mrs. Lucinda Litton's land, as of record in book 547, pages 177 and 178, Register's Office for said County.
Said part of Lot No. 22 begins at a point on the westerly line of said lot No. 22 and the easterly margin of Bronte Avenue, 25 feet from the southwest corner of Lot No. 21 in said subdivision; running thence south, with the westerly margin of said Avenue, 25 feet to the northeast corner of Lot No. 23 in said subdivision; thence southwardly with the easterly line of said Lot No. 23, 234.3 feet and in all 259.3 feet to a point; thence south 70-1/2 deg. east 96.25 feet to a point; thence north 39 deg. east 277.1 feet to a point; thence north 70-1/2 deg. west 185 feet to the point of beginning.

Being the same real property conveyed to Robert R. Pearsall and wife, Bess D. Pearsall, by deed from Ruth H. Dawson, of record in book 2545, page 355, Register's Office for said County.

This is improved (X) property, known as 2600 Bronte Ave., Nashville, Tennessee
(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 Milton E. Taylor, his *heirs and assigns, forever.*

And we *do covenant with the said* Milton E. Taylor, *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.*

And we, Robert R. Pearsall and wife, Bess D. Pearsall, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Milton E. Taylor, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 19th *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.*

Robert R. Pearsall
Bess D. Pearsall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. M. Tenison, *a Notary Public in and for said County and State, the within named* Robert R. Pearsall and wife, Bess D. Pearsall,

the bargainor, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hdnd and official seal at Nashville, *Tennessee, this* 19th *day of* September, *19* 66.

A. M. Tenison, *Notary Public.*

Commission Expires February 16, 1969

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 .....

GUARANTY MORTGAGE CO. OF NASHVILLE

WARRANTY DEED

FROM

ROBERT R. PEARSALL, ET UX

TO

MILTON E. TAYLOR

44564

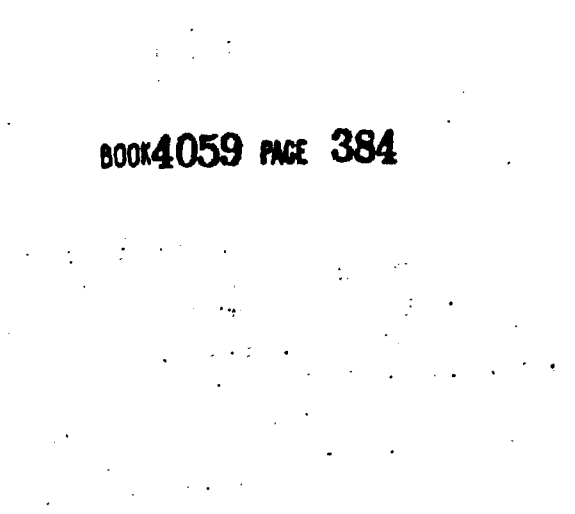
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 21 11 41 AM '66

NOTE: BOOK 115 PAGE 33

RECORDING FEE $2.00

DEP. REG. ____



$15,700

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
PAID SEP 21 1966

STATE TAX $ 23.55
PROBATE 50
TOTAL $ 24.05

SEP 21 1966