WARRANTY DEED

ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Otha J. Muse (NAME)	Guaranty Mortgage Company (NAME)	Map 118-4
527 Rosedale Avenue (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Pcl. 87
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee. (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

---------- DOLLARS

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 2423, page 517, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By

Phillip Saindon (ep)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

I, Gertrude Fraser,

have bargained and sold, and by these presents do transfer and convey unto the said Otha J. Muse and wife, Wilma Jean M. Muse,

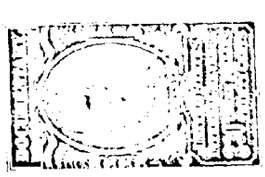
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 of Hurdwood Heights, Section I, as of record in Book 2330, page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 60 feet on the southerly side of Rosedale Avenue and runs back 184.9 feet on the westerly line and 165.5 feet on the easterly line to a rear line, the same being a broken line and measuring 65.9 feet thereon.

Being the same property conveyed to Gertrude Fraser, by deed from Walter J. Clark and wife, Margie S. Clark, of record in Book 3282, page 133, said Register's Office.

The escrow account now on deposit with Guaranty Mortgage Company is hereby transferred and conveyed to the purchasers. Insurance on said property is also hereby transferred and conveyed to the purchasers.



This unimproved ( ) / is improved ( ) property, known as 527 Rosedale Ave. (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 Otha J. Muse and wife, Wilma Jean M. Muse their heirs and assigns, forever.

And I do covenant with the said Otha J. Muse and wife, Wilma Jean M. Muse that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as noted above.

And I, Gertrude Fraser do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Otha J. Muse and wife, Wilma Jean M. Muse their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of March, 1967

Mrs Gertrude Fraser

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Nellie T. Weimar, a Notary Public in and for said County and State, the within named Gertrude Fraser

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

Witness my hand and official seal at Nashville, Tennessee, this 16 day of March, 1967.

NELLIE T. WEIMAR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jeanie T. Weimar, Notary Public

Commission Expires 5/10/70

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
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such, and attesting the same by the said

as such

Witness my hand and official seal at office at on this the day of, 19.

My commission expires

Notary Public

BOOK 4112 PAGE 217

64333

OAKES-SMITH REALTORS

WARRANTY DEED

FROM

GERTRUDE FRASER

TO

OTHA J. MUSE, ET UX

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 17 8 22 AM '67

NOTE BOOK 116 PAGE 81

RECORDING FEE $ 2.00

DEP. REG. C

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

PEDIGO & SAINDON

PAID MAR 17 1967 $1.37

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

MAR 17 '67

STATE TAX $ 1.37
PROBATE .50
TOTAL $ 1.87