BOOK 4158 PAGE 504

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Leon C. Tidwell	Guaranty Mortgage Company	2D-56610
(NAME:)	(NAME:)	
212 Whorley Drive	316 Union Street	Map 150-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Par. 59
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Leon C. Tidwell and wife, Avo J. Tidwell, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Caesar E. Urrutia and wife, Christine M. Urrutia hereinafter called 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 Lot No. 238 on the Plan of Edge O Lake Estates, Section 3, as of record in Book 3600, page 82, Register's Office for Davidson, County, Tennessee.

SAID Lot No. 238 fronts 84.0 feet on the southerly margin of Whorley Drive and runs back between lines measuring 158.52 feet on the easterly side and 156.62 feet on the westerly side to a line in the rear measuring 67.99 feet thereon.

BEING the same property conveyed to Caesar E. Urrutia and wife, Christine M. Urrutia by deed from William L. Spangler and wife, Saundra B. Spangler, of record in Book 4032, page 468, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.
This conveyance is made subject to a deed of trust of record in Book 3889, page 944, said Register's Office given to secure Guaranty Mortgage Company of Nashville, one note with a balance as of August 31, of $15,309.51, payable as set out in said note. The escrow funds with the said Mortgage Company for taxes and insurance are hereby transferred to the purchasers.

This is unimproved ( ) improved (X) property, known as 212 (House Number) Whorley Drive (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. Wherever 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 the 3rd day of August, 19 67.

Caesar E. Urrutia
Christine M. Urrutia

STATE TAX $ 23.75
PROBATE .50
TOTAL $ 23.75

DOCUMENTARY TAX — UNITED STATES INTERNAL REVENUE — ONE DOLLAR AND TEN CENTS

AUG 4 1967 PAID AUG 4

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

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert E. L. Sutton, a Notary Public in and for said County and State, the within named Caesar E. Urrutia and wife, Christine M. Urrutia, 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 3rd day of August, 19 67.

Commission expires August 5, 1967

Robert E. L. Sutton
Notary Public

WARRANTY DEED

FROM
Caesar E. Urrutia and wife, Christine M. Urrutia

TO
Leon C. Tidwell and wife, Avo J. Tidwell

Prepared by Ward Buckner, Attorney
601 Stahlman Building, Nashville, Tenn.

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

82598

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 4 9 24 AM '67

NOTE: BOOK 111 PAGE 61
RECORDING FEE $ 3.00
DEP. REG. 1