# WARRANTY DEED BOOK 4166 PAGE 525

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Eldon M. Harris et ux. (NAME) | Guaranty Mortgage Company (NAME) | Map 105-16 |
| 1917 Seminole Avenue (STREET ADDRESS OR ROUTE NUMBER) | Union Street (STREET ADDRESS) | Pl. 14 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Six Thousand One Hundred Sixty Seven and 93/100 - - - - - - - - ($6,167.93) ---------- *DOLLARS*

of which $1,200.00 has been paid in cash by Eldon M. Harris and wife, Ruby Louise Harris, the receipt of which is hereby acknowledged, and for the remainder the said Eldon M. Harris and wife have assumed and agree to pay the unpaid balance of $4,967.93 of an original indebtedness of $6,850.00 secured by deed of trust of record in book 2347, page 71, Register's Office for Davidson County, Tennessee,

We, Clifton L. Wright and wife, Mary S. Wright,

*have bargained and sold, and by these presents do transfer and convey unto the said* Eldon M. Harris and wife, Ruby Louise Harris, 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. 33 on the Plan of Russwurm Heights, Section 2, as of record in book 2083, page 101, Register's Office for said County.
Said lot No. 33 fronts 90 feet on the southwesterly side of Seminole Avenue and runs back 147.9 feet on the northwesterly line and 108.1 feet on the southeasterly line to a dead line, measuring 98.9 feet thereon.
Being the same real property conveyed to Clifton L. Wright and wife, Mary S. Wright, by deed from Alfred B. Simpson and wife, of record in book 3342, page 35, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises, 60-foot building setback line from Seminole Avenue, and conditions of owners certificate, as shown on plan of record in book 2083, page 101, said Register's Office; and to restrictive covenants of record in book 2294, page 486, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1917 Seminole Avenue, 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* Eldon M. Harris and wife, Ruby Louise Harris, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Eldon M. Harris and wife, Ruby Louise Harris, *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 by deed of trust as above 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* Eldon M. Harris and wife, Ruby Louise Harris, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 30th *day of* August, *19*67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clifton L. Wright

Mary S. Wright

This Instrument Was Prepared By

Gregory W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, Clifton L. Wright and wife, Mary S. Wright,

the within named 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 30 day of August, 19 67.

Alice M. McMahon Notary Public

Commission expires April 26, 1970

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 .....

STATE TAX $ .....
PROBATE $ .....
TOTAL $ .....

AUG 30 1967

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

WARRANTY DEED

FROM

Clifton L. Wright et ux.

Eldon M. Harris et ux.

86246

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 30 1 39 PM '67

RECORDED IN BOOK 117 PAGE 227

RECORDING FEE $ 3.00

DEP. REG. C

Compliments of

WARRANTY TITLE

Office of

TITLE INSURANCE COMPANY

American Trust Building

W. Cor. Third & Union

NASHVILLE, TENNESSEE