DENNEY, LACKEY, CHERNAU & CHEEK
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED THIS FORM APPROVED BY T.B.A. BOOK 4170 PAGE 52

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.&Mrs.George A. Guinn	Kimbrough-Kavanaugh Company	Map. 43-1
(NAME:) 106 Sarver Drive	(NAME:) Union Street	Par. 117
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - - -

TEN & NO/100- **DOLLARS**

Cash in hand paid by George A. Guinn and wife, Arlie M. Guinn, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption and agreement by grantees to pay the balance owing on a note secured by deed of trust to Miller Kimbrough, Trustee, of record in Book 3511, page 245, R.O.D.C., Tennessee,

We, Charles Frank Purvis and wife, Dianah G. Purvis,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** GEORGE A. GUINN AND WIFE, ARLIE M. GUINN,

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 part of Lots A and B on the corrected map of the W. P. Ready Subdivision of the E. H. Thornton tract of land, as of record in Book 332, page 110, Register's Office for said County, described as follows:

Beginning at an iron pin at a point in the southerly margin of Sarver Avenue, formerly Madison Avenue, 120 feet from the southeast corner of Pierce Avenue and Sarver Avenue, and extending in an easterly direction in a straight line along the southerly margin of Sarver Avenue for a distance of 60 feet, fronting on Sarver Avenue, and extending back between two parallel lines, for a distance of 200 feet to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Charles Frank Purvis and wife, Dianah G. Purvis, by deed from E. C. Chance et al, of record in Book 3464, page 27, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed from Lelia Ethel Cloyd et al to E. C. Chance & Son Realty Company, Inc., of record in Book 3030, page 581, said Register's Office, which provides that:"this property shall be used for residential purposes only and no business or commercial activity shall be conducted on any part of the land; no dwelling house shall be built on any part of the land which does not conform with FHA specifications and contain less than 850 sq.ft. of living space, exclusive of garages, cellars and attics; and that no part of this land shall ever be sold to, leased to, occupied by or conveyed or devised to any person not of the white race; and that grantees by accepting and placing of record said deed, covenant and agree that the foregoing restrictions shall be incorporated into and made a part of the deeds or other conveyances by which they may alienate such land, so that the above covenants may run with the land in perpetuity."

This is unimproved ( ) improved (X) property, known as 106 (House Number) Sarver Avenue (Street), Madison (P. O. Address:), Tennessee (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 **hand** this 8 **day of** September, **19** 67

Charles Frank Purvis

Dianah G. Purvis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Archie F. Hutton, a Notary Public in and for said County and State, the within named Charles Frank Purvis ard wife, Dianah G. Purvis,

the bargainorS, 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 8 day of September 1967.

Commission expires July 29, 1970 Archie F. Hutton
Notary Public

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

$ 10.95/80

WARRANTY DEED

FROM
CHARLES FRANK PURVIS AND WIFE,

TO
DIANAH G. PURVIS

GEORGE A. GUINN AND WIFE,
ARLIE M. GUINN

87825

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 12 1 41 PM '67
NOTED: BOOK 117 PAGE 299
RECORDING FEE $ 3.00
DEP. REG. N.

Company
Attorneys at Law
Nashville, Tenn.

Please return to - Inglewood Realty Co. 3805 Gallatin Road Nashville, Tenn. 37216

STATE TAX $ 16.95
PROBATE 50
TOTAL $ 16.95

SEP 12 1967

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

PAID SEP 12 1967 mc