Map-Parcel No.

Field Book No.

Property is improved and is located at 1115 North 8th Street, Nashville, Tennessee

New Owners:
Mr./Mrs. William L. Guinn

Send Tax Statements to:
First Federal S & L Ass'n.
Fourth and Union
Nashville, Tennessee
Loan No. FHA-49

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

Map 82-4 F-170
Par. 65
M.o.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars and other good and valuable considerations paid by WILLIAM L. GUINN and wife, BARBARA J. GUINN, hereinafter called the Grantees, and in further consideration of the assumption of, and agreement by the Grantees to pay, the principal balance now due, plus future interest, on a certain note, dated September 20, 1963, in the original principal sum of $7,500.00, executed by William L. Guinn and wife, Barbara J. Guinn, and Claude Guinn, Jr., and wife, Grace A. Guinn, payable to the order of First Federal Savings & Loan Association in monthly installments of $45.00, and secured by a deed of trust to T. I. Holman, Jr., of record in Book 3653, page 351, Register's Office for Davidson County, Tennessee.

CLAUDE GUINN, JR., hereinafter called the Grantor, a widower, survivor of the said Grace A. Guinn, has bargained and sold, and by these presents does transfer and convey unto the Grantees all of his right, title and interest, being a one-half undivided interest, in and to the property described as follows:

Land in Davidson County, Tennessee, being Lot No. 317 and the southerly 12 feet of Lot No. 318 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lot No. 317 and the southerly 12 feet of Lot No. 318 adjoin and front together 43 feet on the easterly side of North 8th Street, and extend back between parallel lines 165 feet to a dead line in the rear.

Being the same property conveyed to William L. Guinn and wife, Barbara J. Guinn, and Claude Guinn, Jr., and wife, Grace A. Guinn, by deed from Floyd Adkisson, Sr., and Floyd Adkisson, Jr., of record in Book 3618, page 541, said Register's Office. The said Grace A. Guinn (the same person as Mary Grace Guinn) died June 16, 1967, in Davidson County, Tennessee.

TO HAVE and TO HOLD the said one-half undivided interest in the said land, with the appurtenances, improvements, estate, title and interest thereto belonging, to the Grantees, their heirs and assigns, forever.

And the Grantor covenants with the Grantees that he is lawfully seized and possessed of said one-half undivided interest in said land in fee simple, that he has a good right to convey it, and that it is unencumbered except as shown above.

And the Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said one-half undivided interest in said land to the Grantees, their heirs and assigns, against the lawful claims of all persons.

It is the intent of this instrument to convey all of the Grantor's interest in said property so that, together with the prior deed referred to above, the Grantees, as husband and wife, shall have title to the entire tract of land, as described above, and as encumbered by said deed of trust.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this 18th day of October, 1967.

Claude Guinn, Jr.

Claude Guinn, Jr.

STATE TAX $ 5.50
PROBATE .50
TOTAL $ 6.00

OCT 18 1967 mk
PAID OCT 18 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Claude Guinn, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 18th day of October, 1967.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

CLAUDE GUINN, JR., a widower,

TO:

WILLIAM L. GUINN and wife,
BARBARA J. GUINN

WARRANTY DEED

File: Raw Rock

92632

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 18 2 17 PM '67

NOTE BOOK 117 PAGE 527

RECORDING FEE $ 6.00

DEP. REG. 6

LAW OFFICES
REAU E. FOLK, JR.
SUITE 112, ETAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

600

File: Raw Rock