BOOK 4185 PAGE 793

This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy J. Morgan (NAME:)	Guaranty Mortgage Company (NAME:)	Map 90-15
434 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Pdc. 85
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

For and in consideration of the sum of ----------

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein to Herschel Greer, Trustee, of record in Book 3513, page 485, Register's Office for Davidson County, Tennessee, We, Herman Wayne Bess and wife, Patricia C. Bess have bargained and sold, and by these presents do transfer and convey unto the said Dorothy J. Morgan her 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. 1074 on the Plan of Charlotte Park, Section 15, as of record in Book 3300, page 75, Register's Office for said County.

Said Lot No. 1074 fronts 82 feet on the easterly side of Annex Avenue, and extends back between lines, 125 feet on the northerly line and 170 feet on the southerly line to a dead line, which is a broken line in the rear on which it measures 106.31 feet thereon.

Being the same property conveyed to Herman Wayne Bess and wife, Patricia C. Bess, by deed from Cumberland Valley Builders, Inc., of record in Book 3466, page 61, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3406, page 142, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 3300, page 75, said Register's Office, which shows an Owner's Certificate, a 30 foot minimum building setback line from Annex Avenue and a 10 foot easement for public utility purposes along the rear and westerly lines of said lot.

STATE TAX $ 20.58
PROBATE .50
TOTAL $ 21.08

NOV 1 1967

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

This is unimproved ( ) improved (X) property, known as 434 Annex Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

NOV 1 1967

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 28th day of August, 19 67

Herman Wayne Bess

Patricia C. Bess

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James T. Patterson, a Notary Public in and for said County and State, the within named Herman Wayne Bess and wife, Patricia C. Bess

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 28th day of August 1967.

Commission expires 10 Feb 69

James T. Patterson
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM

Herman Wayne Bess and wife,

Patricia C. Bess

TO

Dorothy J. Morgan

DOCUMENTARY INTERNAL REVENUE TWO DOLLARS AND TWENTY CENTS 2.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

94587

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 1 12 47 PM '67

NOTES. BOOK 117 PAGE 606
RECORDING FEE $ 3.00
DEP. REG. _____