THIS INSTRUMENT WAS PREPARED BY Phillip Saindon (ep) OF THE LAW FIRM PEDIGO & SAINDON, STAHLMAN BUILDING, NASHVILLE, TENNESSEE

WARRANTY DEED

BOOK 4209 PAGE 574

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Malone, Jr. (NAME:)	Guaranty Mortgage Company (NAME:)	Map 147-6
5013 Suter (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 208
Nashville (CITY) Tennessee (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4009, page 678, Register's Office for Davidson County, Tennessee.

We, Harold B. Sawyer and wife, Peggy M. Sawyer,

have bargained and sold, and by these presents do transfer and convey unto the said James R. Malone, Jr. and wife, Patricia Ann Malone

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. 257 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, page 16, Register's Office for said County, as follows:

Said Lot No. 257 fronts 93.76 feet on the northerly side of Suter Drive and runs back 241.2 feet on the westerly line and 248.9 feet on the easterly line to a broken line measuring 196.89 feet thereon.

Being the same property conveyed to Harold B. Sawyer and wife, Peggy M. Sawyer, by deed from Bill Wheeler Construction Co., Inc., a Tennessee Corporation, of record in Book 4009, page 677, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (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 James R. Malone, Jr. and wife, Patricia Ann Malone, their *heirs and assigns, forever.*

And we *do covenant with the said* James R. Malone, Jr. and wife, Patricia Ann Malone *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 as noted above.

And we, Harold B. Sawyer and wife, Peggy M. Sawyer *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James R. Malone, Jr. and wife, Patricia Ann Malone their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 13TH *day of* January, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 15,964.23

Harold B. Sawyer
Affiant

Subscribed and sworn to before me, this the 13TH day of January, 1968

Phillip Saindon Jr.
Notary Public

My Commission Expires July 10, 1970
(Affix Seal)

Harold B. Sawyer
Peggy M. Sawyer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Phillip Swindell, Jr., *a Notary Public in and for said County and State,* Harold B. Sawyer and wife, Peggy M. Sawyer

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* 13th *day of* January, *19*68.

Phillip Swindell
Notary Public

Commission expires July 20, 1970

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 .....

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 6 8 33 AM '68
NOTED: BOOK 18 PAGE 221
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 41.60
PROBATE .50
TOTAL $ 42.10

FEB 6 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

HAROLD B. SAWYER, ET UX

TO

JAMES R. MALONE, JR., ET UX

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON