DEED PREPARED BY DALE QUILLEN, ATTY., P.O. BOX 7661, Nashville, Tennessee 37209

BOOK 4222 PAGE 357

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victor T. Forte III, et ux	Guaranty Mortgage Co.	Map 166-11
(NAME)	(NAME)	Pcl. 53
6812 Fleetwood Drive	316 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville 37205 Tenn.	Nashville 37219 Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of FIFTEEN THOUSAND ONE HUNDRED SIXTY SEVEN AND 34/100 ($15,167.34) ---------- *DOLLARS* of which $3,600.00 has been paid in cash by Victor T. Forte III and wife, Bettye S. Forte, the receipt of which is hereby acknowledged, and for the remainder the said Victor T. Forte III et ux, assume and agree to pay the unpaid balance of $11,567.34 due under a note secured by deed of trust executed by William E. Higgins and wife, Janice M. Higgins to Herschel Greer, Trustee, of record in Book 3591 page 527, Register's Office of Davidson County, we, William E. Higgins & Janice M. Higgins *have bargained and sold, and by these presents do transfer and convey unto the said* Victor T. Forte III and wife, Bettye S. Forte, 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. 166 in Section 8 on the Plan of Horton Heights, as of record in book 2133, page 30, Register's Office for said County.

Said lot No. 166 fronts 117 feet on the northerly side of Fleetwood Drive and extends back between lines 349.7 feet on the easterly side and 352.3 feet on the westerly side to an irregular line in the rear on which it measures 119.3 feet.

Being the same real property conveyed to William E. Higgins and wife, Janice M. Higgins, by deed from Stacey M. Dobbs, Jr. and wife, of record in book 3571, page 129, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above-described property.

unimproved ( )
This is improved (X) property, known as 6812 FLEETWOOD AVENUE, NASHVILLE
(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 Victor T. Forte III and wife, Bettye S. Forte their *heirs and assigns, forever.*

And we *do covenant with the said* Victor T. Forte III and Bettye S. Forte *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 herein set out.

And we, William E. Higgins and wife, Janice M. Higgins *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Victor T. Forte III et ux their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 21st *day of* March, *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.*

William E. Higgins

x Janice M. Higgins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,167.34

Victor Theron Forte III
Affiant

Subscribed and sworn to before me, this the 21st day of March 19 68

R. B. Duncan
Notary Public

My Commission Expires: January 21, 1971
(Affix Seal)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, *a Notary Public in and for said County and State,* William E. Higgins and Janice M. Higgins

the within named bargainor, 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* 21st *day of* March, 1968

H B Duncan
Notary Public

Commission expires January 21, 1971

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 contcined, 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 .....

10536

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 26 2 11 PM '68
NOTE BOOK 118 PAGE 481
RECORDING FEE $ 3.00
DEP. REG. [illegible]

STATE TAX $ 39.52
PROBATE .50
TOTAL $ 40.02

MAR 26 1968

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

WARRANTY DEED

FROM
William E. Higgins et ux

TO
Victor T. Forte III and
wife, Bettye S. Forte

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

Mail - Duncan Realty Co.
4517 - Charlotte Ave.
37209