WARRANTY DEED

BOOK 4225 PAGE 826

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jim W. Lightford (NAME)	Guaranty Mortgage Company (NAME)	Map. 59-13
3924 Tucker Road (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street, (STREET ADDRESS)	Par. 88
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,

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 2869, page 77, Register's Office for Davidson County, Tennessee.

We, Donald Ray Brown and wife, Laverne H. Brown,

have this day bargained and sold, and do hereby transfer and convey unto the said Jim W. Lightford and wife, Annie Mae Lightford their ~~heirs~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 189 on the Map of Treppard Heights Subdivision, Section I, as of record in Book 2663, pages 64 and 65, Register's Office for said County.

Said Lot No. 189 fronts 120 feet on the east side of Tucker Road and runs back between lines 249.9 feet to a line in the rear measuring 120 feet thereon.

Being the same property conveyed to Donald Ray Brown and wife, Laverne H. Brown, by deed from J. R. Coarsey Home Builders, Inc., of record in Book 2812, page 185, Register's Office for Davidson County, Tennessee.

The escrow account now on deposit with Guaranty Mortgage Company is hereby transferred and conveyed to the purchasers. Insurance on said property is also hereby transferred and conveyed to the purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,000.00

Subscribed and sworn to before me, this the 5 day of April 19 68

Affiant

My commission expires: 5/10/70 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Jim W. Lightford and wife, Annie Mae Lightford, their ~~heirs~~, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Jim W. Lightford and wife, Annie Mae Lightford, their ~~heirs~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 5 day of April, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Donald Ray Brown

Laverne H. Brown

This Instrument Was Prepared By

Phillip Saindon (ep)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4225 PAGE 827

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* Donald Ray Brown and wife, Laverne H. Brown

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* 5 *day of* April, *19* 68

Nellie T. Weimar *Notary Public*

NOTARY PUBLIC • DAVIDSON COUNTY • TENNESSEE

Commission expires 5/10/70

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 .....

12034

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 9 8 58 AM

NOTED BOOK 118 PAGE 529
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 31.90
PROBATE .50
TOTAL $ 31.40

APR 9 1968

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

OAKES-SMITH REALTORS

WARRANTY DEED

FROM

DONALD RAY BROWN, ET UX

TO

JIM W. LIGHTFORD, 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