WARRANTY DEED

BOOK 4226 PAGE 562

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John T. Harmon, et al	Guaranty Mortgage Company	2DA-52935
(NAME:)	(NAME:)	Map 107-5
801 Elissa Drive	316 Union Street	Par. 201
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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 the assumption by John T. Harmon and Shirley L. Carpenter of the balance of an indebtedness in the amount of $10,132.62 secured by a deed of trust, on the property herein conveyed, executed by Leon M. Bass and wife, Barbara Y. Bass, to Herschel Greer, Trustee, dated August 6, 1962, of record in book 3441, page 55, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $11,150.00, payable as therein specified,

We, Wayne H. Downs and wife, Bobby J. Downs *have this day bargained and sold, and do hereby transfer and convey unto the said* John T. Harmon and Shirley L. Carpenter, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 210 on the Plan of Bel Air Subdivision, Section 2, as of record in book 2900, pages 29, 30, 31 and 32, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Elissa Drive, said point being the common front corner of lots Nos. 210 and 211; thence northwardly with the westerly margin of Elissa Drive 70.1 feet to a concrete monument; thence with a curve to the west 31.2 feet to a concrete monument; thence westwardly 125.8 feet to a concrete monument; thence southwardly 98 feet to an iron pin; thence eastwardly 129.0 feet to the point of beginning.

Being the same property conveyed to Wayne H. Downs and wife, Bobby J.Downs, by deed from Gerald W. Wright and wife, of record in book 4213, page 884, said Register's Office.

This conveyance is made subject to 10-foot public utility easement,overhang easement,10-foot sewer easement,20-foot building setback line from Karen Drive, 40-foot building setback line from Elissa Drive and conditions of owners certificate, as shown on plan in book 2900, pages 29,30,31 and 32; 20-foot easement for a sanitary sewer across premises granted City of Nashville in book 2906, page 204, and to restrictive covenants in book 2959, page 215, as corrected in book 2964, page 1 and amended by instrument in book 3096, page 485, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,732.62

Subscribed and sworn to before me, this the 4th day of April, 1968

Affiant Ed Turrentine

My commission expires: 2/1/72 (Affix Seal)

Notary Public Ethelyne Turrentine

This is Improved (X) property, known as 801 Elissa Drive (House Number) (Street) Nashville, Tennessee 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 John T. Harmon and Shirley L. Carpenter, their *(successors), 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John T. Harmon and Shirley L. Carpenter, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 4th *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.*

Wayne H Downs

Bobby J. Downs

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ethelyne Turrentine, *a Notary Public in and for said County and State,* Wayne H. Downs and wife, Bobby J. Downs

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* 11th *day of* April, *19* 68

ETHELYNE DAVIDSON TURRENTINE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 2/1/72 Ethelyne Turrentine *Notary Public*

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 .....

Consideration 13,732.62
Rec. - 39.20

12333

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 11 10 49 AM '68
NOTED: BOOK 118 PAGE 563
RECORDING FEE $ 1.00
DEP. REG. ____

STATE TAX $ 35.62
PROBATE .50
TOTAL $ 36.12

APR 11 1968

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

Title No. 198290

WARRANTY DEED

FROM
Wayne H. Downs, et ux
TO
John T. Harmon, et al

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

TURRENTINE REALTY CO.