WARRANTY DEED

BOOK 4227 PAGE 676

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Guess	Mary Ann Guess	W15-705
(NAME:)	(NAME:)	Map 93-15
4016 Hydes Ferry Road	4016 Hydes Ferry Road	Par. 341
(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 Seventeen Thousand and No/100 ---------- ($17,000.00) ---------- *DOLLARS*

of which $10,441.29 has been paid in cash by Mary Ann Guess, the receipt of which is hereby acknowledged, and for the remainder the said Mary Ann Guess has assumed and agrees to pay the unpaid balance of $6,558.71 of an indebtedness in the original amount of $7,000.00, secured by vendor's lien retained in deed from Margaret D. Lyon to John H. Otey, Jr., et al, partners, d/b/a Otey and Associates, of record in book 4159, page 255, Register's Office for Davidson County, Tennessee,

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $_____, Affiant_____

Subscribed and sworn to before me this_____day of_____19___

Deputy Register_____

We, John H. Otey, Jr. and Julia R. M. Otey, partners, d/b/a Otey and Associates

have bargained and sold, and by these presents do transfer and convey unto the said Mary Ann Guess, a widow, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 9 and the northerly 24 feet of lot No. 8 on the plan of Mrs. Pelham's Subdivision of lots Nos. 11 and 12 of the University Lots, as of record in book 17, page 460, Register's Office for said County. Said lot No. 9 and the northerly part of lot No. 8 front together 60 feet on the westerly side of First Avenue South, formerly Water Street, and run back between parallel lines 190 feet to an alley.
Being the same property conveyed to John H. Otey, Jr. and Julia R. M. Otey, partners, d/b/a Otey and Associates, by deed from Margaret D. Lyon, of record in book 4159, page 255, said Register's Office.

This Instrument Was Prepared By
Oliver W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $17,000.00

Subscribed and sworn to before me, this the 16 day of April 1968

John H. Otey Jr.
Affiant

My commission expires: (Affix Seal)

B. Hamblet
Notary Public

This is improved ( ) unimproved ( ) property, known as 1029 First Avenue South (House Number) (Street) Nashville, Tennessee 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 Mary Ann Guess, her *heirs and assigns, forever.*

And we *do covenant with the said* Mary Ann Guess *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 for taxes for 1968 which are prorated and assumed by grantee, and as above 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* Mary Ann Guess, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 15th *day of* April, *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.*

OTEY AND ASSOCIATES

By John A. Otey Partner

By Julia K. M. Otey Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Zenoch G. Adams, a Notary Public in and for said County and State, the within named John H. Otey, Jr. and Julia R. M. Otey, partners, d/b/a Otey and Associates

the bargainors, 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 15th day of April, 1968.

Zenoch G. Adams, Notary Public.

Commission Expires September 3, 1970.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

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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STATE TAX $ 44.20
PROBATE .50
TOTAL $ 44.70

APR 16 1968

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

RUSH

12856

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Apr 16 1 38 PM '68

NOTE BOOK 118 PAGE 587
RECORDING FEE $ 6.00
DEF. REG. _____

WARRANTY DEED

FROM

John H. Otey, Jr., et al, partners
d/b/a Otey and Associates

TO

Mary Ann Guess

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE