TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. James R. Senter, (NAME)	Guaranty Mortgage Company, (NAME)	4D-24148
537 Des Moines Drive, (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	BOOK 4228 PAGE 193
Hermitage, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

This Instrument prepared by Robert D. Short, Jr., Oak Valley Drive, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - DOLLARS cash in hand paid by James R. Senter and wife, Nancy Senter

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Fischer & Short Construction Company, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, 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. 23 on the Plan of Tulip Grove, Section I, as of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee.
Said Lot No. 23 fronts 83.0 feet on the northerly side of Des Moines Drive and extends back 137.03 feet on the westerly line and 170.46 feet on the easterly line to a dead line in the rear, measuring 133.17 feet thereon.
Being part of the same property conveyed to Fischer & Short Construction Company, Inc., by deed from Miller Kimbrough, Trustee, of record in Book 4192, page 590, Register's Office for Davidson County, Tennessee.

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

The 1968 taxes have been prorated and are hereby assumed by the purchasers.

This is ~~unimproved~~ improved (X) property, known as 537 Des Moines Drive, Hermitage, Tenn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 9th day of April, 19 68.

Fischer & Short Construction Company, Inc.

Attest: ______________

By: [signature] Robert D. Short, Jr., President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, Rachael H. McMeen, a Notary Public within and for the State and County aforesaid, personally appeared Robert D. Short, Jr., XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon (his oath) XXXXXXXXXX acknowledged (himself) XXXXXX to be the President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX of the Fischer & Short Construction Company, Inc. the within named bargainor, a corporation, and that (he) XXX as such President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert D. Short, Jr., as such President. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of April, 19 68

My commission expires April 25, 1970

[signature] Rachael H. McMeen, Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

GUARANTY MORTGAGE CO. OF NASHVILLE

FROM

Fischer & Short Construction Co., Inc.

TO

James R. Senter, et ux

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property transferred, whichever is greater, is $ 23,950.00 which is equal to or greater than the amount which the property would bring at a fair and voluntary sale.

[signature] James R. Senter

Sworn to and subscribed before me 9th day of April 1968

[signature] Rachael H. McMeen
Rachael H. McMeen, Notary Public
My Commission Expires: April 25, 1970

PUT REVENUE STAMPS HERE:

GUARANTY MORTGAGE CO. OF NASHVILLE

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO. 1001

BOOK 4228 PAGE 194

STATE TAX $ 62.14
PROBATE .50
TOTAL $ 62.64

APR 18 1968

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

13081

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 18 9 03 AM '68

NOTE BOOK 118 PAGE 597
RECORDING FEE $ 3.00
DEP. REG. 2