Prepared by Edward C. Hubert
Chancellor

BOOK 4244 PAGE 302

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Hicks	Guaranty Mortgage Company	Map 90-15
(NAME)	(NAME)	
441 Annex Avenue	316 Union Street	Panel 79
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	08DA-26212
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $14,455.70. Affiant James E Hicks
Subscribed and sworn to before me this 19 day of June 1968
Deputy Register Allen Leake

Billy Harry Teal and wife, Iva A. Teal

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Hicks, and wife Carolyn Sue Hicks *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 1131 on the Plan of Charlotte Park Subdivision, Section 15, as of record in Book 3300, page 75, Register's Office for said County.

Said lot No. 1131 fronts 76.3 feet on the northwesterly side of Annex Avenue and runs back between lines 150.03 feet on the southwesterly side and 149.95 feet on the northeasterly side to a line in the rear, measuring 76.6 feet thereon.

Being the same property conveyed to Billy Harry Teal and wife, Iva A. Teal, of record in Book 4237, page 976, Register's Office for Davidson County, Tennessee.

As a part of the consideration hereinabove mentioned, the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust, to Herschel Greer, Trustee, of record in Book 3565, page 343, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 14,455.70
Subscribed and sworn to before me, this the 18th day of June 19 68
Affiant
My commission expires: 4-25-70 (Affix Seal)
Notary Public

This is improved (X) property, known as 441 Annex Avenue (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 belonging to the said Billy Harry Teal and wife, Iva A. Teal *(successors), heirs and assigns forever.* we *covenant that* we *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

further covenant and bind ourselves *heirs and representatives, to warrant and forever defend the title to said real estate to said* James E. Hicks, and wife Carolyn Sue Hicks *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand this 18th *day of* June, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

x Billy Harry Teal
x Iva A. Teal

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edward C. White, *a Notary Public in and for said County and State,* Billy Harry Teal, and wife Iva A. Teal

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

Witness my hand and official seal at Nashville, Tennessee. *this* 18th *day of* June, *19*68.

Edward C White
Notary Public

Commission expires 4-25-70

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.....

JUN 19 68	CONV	14,455.70				
JUN 19 68	S'TAX		A*	37.70		
JUN 19 68	PB'FEE		A*	.50		
JUN 19 68	W'DEED		A*	3.00	*	41.20

WARRANTY DEED

FROM
Billy Harry Teal
TO
James E. Hicks, and wife, Carolyn Sue Hicks

A 0 2 1 0 9

IDENTIF. REFERENCE

JUN 19 9 35 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Rush

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