WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Houston Jetton (NAME)	Guaranty Mortgage Co. (NAME)	Map 59-13
3237 Hummingbird Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 42
Nashville, Tenn. 37218 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37201 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 -($10.00) - *DOLLARS*
cash in hand paid by Houston Jetton, the receipt of which is hereby acknowledged, and other good and valuable consideration including the assumption of the balance due on a note dated August 23, 1960 in the original principal amount of $13,350.00 which is secured by a deed of trust of record in Book 3115, page 181, we, DONALD H. PANCHER AND WIFE, MARGARET MARY PANCHER,

have bargained and sold, and by these presents do transfer and convey unto the said Houston Jetton, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. 106 on the Plan of Treppard Heights, Section 7, as of record in Book 2900, page 13, Register's office for said County.
Said Lot No. 106 fronts 95 feet on the southeasterly side of Hummingbird Drive and extends back 402.4 feet on the northeasterly line and 394.3 feet on the southwesterly line to a dead line in the rear measuring 132 feet thereon.
Being the same property conveyed to Donald H. Pancher and wife Margaret Mary Pancher by deed from Gaines and Gaines Construction Co., Inc. of record in Book 3105, page 617, Register's office for said County.

This is unimproved ( ) improved (X) property, known as 3237 Hummingbird Drive, Nashville, Tenn. 37218
(House Number) (Street) 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 Houston Jetton, his *heirs and assigns, forever.*

And we *do covenant with the said* Houston Jetton *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 current taxes which have been prorated and assumed; the aforementioned deed of trust; restrictive covenants in Book 2752, page 213 and Book 2797, page 183; and xxxxx all matters shown on the plan.

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* Houston Jetton, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 6th *day of* September, *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.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $14,500.00

x Houston Jetton
Affiant

Subscribed and sworn to before me, this the 6th day of Sept. 1968.

Mary L. Brockman
Notary Public

My Commission Expires: July 31-1972 (Affix Seal)

x Donald H. Pancher

Margaret Mary Pancher

This instrument prepared by:
Ernest C. Matthews, III, Atty.
1133 Stahlman Bldg.
Nashville, Tenn. 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary L. Brackman, *a Notary Public in and for said County and State,* Donald H. Pancher and wife, Margaret Mary Pancher

the within named 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* 6th *day of* September, *1968.*

Mary L. Brackman *Notary Public*

Commission expires July 31, 1972

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 .....

SEP-6 68	CONV	14,500.00			
SEP-6 68	S'TAX		A*	37.70	
SEP-6 68	PR'FEE		A*	.50	
SEP-6 68	W'DEED		A*	3.00	* 41.20

WARRANTY DEED

FROM

DONALD H. PANCHER et ux.

TO

HOUSTON JETTON

A 11977

IDENTIF. REFERENCE

SEP 6 11 52 AM '68

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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

Ernest C. Matthews, III, Atty.
1133 Stahlman Bldg.
Nashville, Tenn. 37201