FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPT 1968

My Commission Expires August 15, 1972

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Attorney, 5333 Charlotte Ave., Nash., Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Thomas Dennington (NAME)	et ux Guaranty Mortgage Co. (NAME)	Map 90-16
516 American Road (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 65
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles B. Smith and wife, Ethel Littrell Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Thomas Dennington and wife, Joyce Faye Dennington

HEREINAFTER CALLED THE 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. 88 on the Map of Charlotte Park Subdivision, Section I, as of record in Book 2663, page 4, Register's Office for said County.

SAID Lot No. 88 fronts 70 feet on the northerly side of American Road, and extends back 150 feet on the westerly line and 110 feet on the easterly line, to a dead line in the rear, on which it measures 80.7 feet.

BEING the same property conveyed to Charles B. Smith and wife, Ethel Littrell Smith by deed from Thomas Grady Martin and wife, Norma Faye Martin of record in Book 3896, page 691, Register's Office for Davidson County, Tennessee.

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

The grantees agree and assume to pay the unpaid balance of a mortgage to Guaranty Mortgage Company, of record in Book 2820, page 423, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 516 (House Number) American Road (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 26 day of August, 1968

Charles B. Smith

Ethel Littrell Smith

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles B. Smith and wife, Ethel Littrell Smith

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 Carthage, Tennessee, this 26 day of August 19 68

Commission expires 1-5-72

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
CHARLES B. SMITH AND WIFE,
ETHEL LITTRELL SMITH

TO
JOHN THOMAS DENNINGTON AND WIFE
JOYCE FAYE DENNINGTON

A 12855

IDENTIF. REFERENCE

SEP 13 12 32 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 13 68	CONV	14,200.00			
SEP 13 68	S'TAX		A*	36.92	
SEP 13 68	PR'FEE		A*	.50	
SEP 13 68	W'DEED		A*	3.00	* 40.42