(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.)

WARRANTY DEED

BOOK 4276 PAGE 745

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice Paschall Frey, Jr.	Guaranty Mortgage Company	GO-17106
(NAME:) 413 Rosehill Drive	(NAME:) 316 Union Street	SUMNER CO. TENN. STATE TAX
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn.	(STREET ADDRESS) Nashville, Tennessee	TRANS. TAX $ 43.50
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MTG. TAX $
		REG. FEE $ .50

TOTAL $ 43.50

RECPT NO. 16908

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) *DOLLARS* cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including assumption by the said grantees of the unpaid balance of an indebtedness owing to Guaranty Mortgage Company; and secured by a deed of trust of record in Book 3795, page 875, Register's Office for Davidson County, Tennessee; We, ROBERT H. GARRETT AND WIFE, NORMA GAIL GARRETT, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ MAURICE PASCHALL FREY, JR., AND WIFE, SHIRLEY McKEE FREY, herein 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. 73 on the Plan of Ranchwood Estates, Section III, Goodlettsville, Tennessee, as of record in Book 3300, page 59, Register's Office for said County.

Said Lot No. 73 fronts 85.07 feet on the westerly side of Rosehill Drive and runs back between lines, 467.9 feet on the northerly line and 425.0 feet on the southerly line, to a dead line in the rear, measuring 178 feet thereon.

Being the same property conveyed to Robert H. Garrett and wife, Norma Gail Garrett, by deed from Wayne S. Briggs and wife, Linda F. Briggs, of record in Book 4194, page 747, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, setback line and easements as shown of record.

RECD 10-3 1968 AT 3:45 REG. IN Book Book 3696 Page J. B. HAY, REGISTER SUMNER COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 413 Rosehill Drive (House Number) (Street), Goodlettsville (P. O. Address:), Tennessee (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 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.*, except as stated herein

And we, the said grantors, *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.*

Witness our *hand* s *this* 1 *day of* September (Oct.) *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.*

Robert H. Garrett
(Robert H. Garrett)

Norma Gail Garrett
(Norma Gail Garrett)

BOOK 4276 PAGE 746

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert H. Garrett and wife, Norma Gail Garrett,

the within named bargainor S, 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 Hendersonville Tennessee, this 1 day of ~~September~~ October, 1968

Commission expires My Commission Expires Dec. 10, 1969

J. Simpkins Notary Public

J. SIMPKINS * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

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.....

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $16,735.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Barbara Dunn Agent
~~My Commission Expires Dec. 10, 1969~~
Affiant

Subscribed and sworn to before me this the 1 day of Oct 1968

J. Simpkins
Notary Public

Commission Expires: My Commission Expires Dec. 10, 1969

J. SIMPKINS * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

A 16416

IDENTIF. REFERENCE

OCT 10 12 43 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 10 68 CONV 16,735.00
OCT 10 68 W'DEED B* 3.00 * 3.00

Jack Simpkins Realty Co.
327 W. Main St.
Hendersonville, Tenn. 37075

WARRANTY DEED

FROM
ROBERT H. GARRETT ET UX

TO
MAURICE PASCHALL FREY, JR.
ET UX

SUMNER COUNTY, TENNESSEE
Filed for record this 3rd day of OCT 1968 at 12:43 P.M.
Recorded in Deed Book 276 Page 746
J. R. PUPPY, Register

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee