BOOK 4305 PAGE 187

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Allen Hurt, et ux | Kimbrough-Kavanaugh | 11D-30960 |
| (NAME) | (NAME) | |
| 811 Hamblen Drive | 404 Jas Robertson Parkway | Map 33-11 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 44 |
| Nashville, Tennessee | Nashville, Tennessee | Pat |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------

----------($10.00)---------- Dollars,

cash in hand paid by Allen Hurt and wife, Marie Hurt, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said Allen Hurt and wife, Marie Hurt and their agreement to pay the unpaid balance of $ 9,518 29 of an indebtedness in the original amount of $10,950.00, secured by deed of trust, of record in book 3167, page 331, Register's Office for Davidson County, Tennessee,

We, Larry Eldon Guinn and wife, Maxine Guinn

have this day bargained and sold, and do hereby transfer and convey unto the said Allen Hurt and wife, Marie Hurt, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 208 on the Plan of Primrose Acres, Section 3, as of record in book 2900, page 71, Register's Office for said County.
Said lot No. 208 fronts 100 feet on the northwesterly side of Hamblen Drive and extends back 204.7 feet on the northeasterly line and 204.7 feet on the southwesterly line to a dead line measuring 100 feet thereon.
Being the same property conveyed to Larry Eldon Guinn and wife, Maxine Guinn, by deed from Robert Lee Morgan and wife, of record in book 4024, page 11, Register's Office for said County.

This conveyance is made subject to ten-foot easement for public utility purposes, 60-foot building setback line from Hamblen Drive, anchor easement, and conditions of owners certificate as shown on plan of record in book 2900, page 71, and to restrictive covenants contained in an instrument of record in book 3029, page 246, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 11,200.00

Subscribed and sworn to before me, this the 27th day of January 1969

Affiant Allen Hurt

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary E. Mays

This is unimproved ( ) improved (X) property, known as 811 Hamblen Drive (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 Allen Hurt and wife, Marie Hurt, their

(successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for taxes for 1969 which are prorated and assumed by grantees, and as above set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Allen Hurt and wife, Marie Hurt, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 27th day of January, 19 69, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Larry Eldon Guinn

Maxine Guinn

This Instrument Was Prepared By

Of The Law Firm Pe igo & Samuel
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Ennsey, *a Notary Public in and for said County and State,* Larry Eldon Guinn and wife, Maxine Guinn

*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* Nashville, *Tennessee, this* 27th *day of* January, *19* 69.

Mary Ennsey *Notary Public*

*Commission expires* June 6, 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* .....

JM.28S CONV 11,200.00
JM.28S S'TAX A* 29.12
JM.28S TR'TEE A* .50
JM.28S W'DEED A* 3.00 * 32.62

Bean. Title 2 C 2597

**WARRANTY DEED**

FROM
Larry Eldon Guinn, et ux

TO
Allen Hurt, et ux

A 28281

IDENTIF. REFERENCE

JAN 28 9 50 AM '69

FELIX Z. WILSON II 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