TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN H. OTEY, JR. (NAME)	Guaranty Mortgage Company (NAME)	W-20
701 Joseph (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	13120
Nashville (CITY) Tenn. (P. O. ZONE) (STATE)	Nashville (CITY) Tenn. (ZONE) (STATE)	BOOK 4314 PAGE 451

For and in consideration of the sum of TEN DOLLARS ($10.00) DOLLARS

cash in hand paid by John H. Otey, Jr.

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Adolpho Augustus Birch, Jr., aKA A. A. Birch, Jr., unmarried

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 1 on the Plan of Townwood Homes, Section I, as of record in Book 3106, page 147, Register's Offite for said County, and described as follows:
BEGINNING at a point in the east margin of Joseph Street, at the corner of Lots 1 and 2; thence south with said street, 8.64 feet to a monument; thence around a curve in a southeasterly direction 38.94 feet to a concrete monument in the north margin of Grace Street; thence along said street, east 91 feet to a monument; thence around a curve in a northeasterly direction 31.68 feet to a monument in the west margin of an alley; thence north with said alley, 13.05 feet to a corner of Lots 1 and 2; thence west along the line of these lots, 136 feet to the point of beginning.
Being the same property conveyed to Adolpho Augustus Birch, Jr., by deed from James B. Cantrell, Sr. and wife, as of record in Book 4025, page 853, said Register's Office.

Fee transfer or value of property $10,500.00 exempt

unimproved ( )
This is improved (X) property, known as 701 (House Number) Joseph (Street) P. O. Address: Nashville (City or Town) (Postal Zone)

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.

Whenever 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 hands this 28th day of February, 1969.

Adolpho Augustus Birch, Jr.
A. A. Birch, Jr.

THIS INSTRUMENT PREPARED BY
A. A. Birch, Atty. at Law
Nashville, Tennessee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. C. Walker, a Notary Public in and for said County and State, the within named Adolpho Augustus Birch, Jr., unmarried, also known as A. A. BIRCH, JR.

the bargainors, 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 28th day of February, 1969.

Commission Expires July 29, 1970

Commission expires Notary Public A. C. Walker

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

A. A. BIRCH, JR.

TO

JOHN H. OTEY, JR.

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

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IDENTIF. REFERENCE

MAR 3 3 29 PH '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-3	CONV	10,500.00			
MAR-3	S'TAX		A*	27.30	
MAR-3	PR'FEE		A*	.50	
MAR-3	W'DEED		A*	3.00	* 30.80

Mail
John Gray
305 Charlotte