THIS INSTRUMENT PREPARED BY:
Leroy J. Ellis, III, Attorney
408 Nashville Trust Building
Nashville, Tennessee 37201

BOOK 4317 PAGE 853

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Owen Thomas and wife (NAME)	Guaranty Mortgage Co. (NAME)	5 D - 45417
316 Melpar Street (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	148 - 13
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Three Thousand and No/100 ($3,000.00)----------

----------*DOLLARS*

cash in hand paid by James Owen Thomas and wife, Barbara B. Thomas, the receipt of which is hereby acknowledged, and for and in consideration of the agreement of the said James Owen Thomas, and wife, Barbara B. Thomas, to assume and pay the sum of Nine Thousand Five Hundred Ninety-Nine and 64/100 ($9,599.64) Dollars, which is the unpaid principal sum on a certain deed of trust note dated May 3, 1963, payable to the order of Guaranty Mortgage Co. of Nashville, and secured by a deed of trust on the property herein conveyed, of record in Book 3566, page 479, Register's Office for Davidson County, Tennessee, and payable as therein specified,

we, John William Claxton and wife, Delores P. Claxton,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* James Owen Thomas and wife, Barbara B. Thomas,

.....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. 87 on the Plan of Section Three, Locustwood, of record in Book 2663, page 29, Register's Office for said County. Said lot No. 87 fronts 90 feet on the westerly side of Melpar Drive and runs back between lines 172.6 feet on the northerly line and 118 feet on the southerly line to a dead line in the rear on which it measures 84.1 feet.

Being the same property conveyed to John William Claxton and wife, Delores P. Claxton, by deed from William M. Johnson and wife, of record in Book 3537, page 57, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,599.64

Subscribed and sworn to before me, this the 13 day of March 1969

Affiant

My commission expires: (Affix Seal)

Notary Public

A 33952

BOOK 4317 PAGE 854

IDENTIF. REFERENCE

MAR 17 9 24 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 17	CONV	12,599.04				
MAR 17	S'TAX		B*	32.76		
MAR 17	CO'FEE		B*	.50		
MAR 17	W'DEED		B*	4.50	*	37.76

unimproved ( )
This is improved (X) property, known as 316 (House Number) Melpar Drive (Street) Nashville, Tennessee 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 James Owen Thomas and wife, Barbara B. Thomas, 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 taxes for 1969 which are prorated and assumed by the Grantees, and deed of trust of record in Book 3566, page 479, Register's Office for said County.

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.*

Witness our hands *this* 13 th *day of* March, 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.*

John William Clayton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ewing, a Notary Public in and for said County and State, the within named John William Claxton

the bargainor, 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 17th day of March, 1969.

Mary Ewing, Notary Public.

Commission Expires June 6, 1972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Delores P. Claxton

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of March, 1969.

[illegible], Notary Public.

Commission Expires 4-27-69

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 pur[illegible] 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.....