WARRANTY DEED

BOOK 4319 PAGE 772

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
George W. Etheridge (NAME)	Guaranty Mortgage Company (NAME)	5D-46791
3920 Keeley Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 148-10
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pal. 99

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by George W. Etheridge and wife, Christine Etheridge and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles W. Jump and wife, Patsy M. Jump hereby convey the below described property to George W. Etheridge and wife, Christine Etheridge and the said Grantees agree to assume the balance of an indebtedness in the amount of $11,870.15 secured by a deed of trust, on the property herein conveyed, executed by Charles W. Jump & wife, Patsy M. Jump to Herschel Greer, Trustee, of record in Book 3962, page 118, Register's Office for Davidson County, Tennessee.

We Charles W. Jump and wife, Patsy M. Jump *have this day bargained and sold, and do hereby transfer and convey unto the said*

George W. Etheridge and wife, Christine Etheridge

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Map of Blanchard Heights, as of record in Book 2663, pages 62 and 63, Register's Office for said County.

Said Lot No. 52 fronts 98 feet on the east side of Keeley Drive, and runs back 172.02 feet on the north line and 225.95 feet on the south line, to a dead line in the rear measuring 110.5 feet thereon.

Being the same property conveyed to Charles W. Jump and wife, Patsy M. Jump by deed from Sheldon Melbourne Dybsand, Sr., and wife, Anna H. Dybsand of record in book 3962, page 117, said Register's Office.

Subject to ten-foot easement for public utilities, 50-foot building setback line from Keeley Drive and conditions of owners certificate as shown on plan of record in book 2663, pages 62 and 63, and also restrictions of record in book 2795, page 99, 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 $ 14,745.15

Subscribed and sworn to before me, this the 19th day of March, 19 69

Affiant E. Tussentine

My commission expires: 2/1/72 (Affix Seal)

Notary Public Ethelyne Tussentine

This is ( ) unimproved (X) improved property, known as 3920 Keeley 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

George W. Etheridge and wife, Christine Etheridge

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* George W. Etheridge and wife, Christine Etheridge, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 19th 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.*

Charles W. Jump

Patsy M. Jump

This instrument was prepared by
William O. Lee
Southwest corner 3rd. & Union
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ethelyne Turrentine, *a Notary Public in and for said County and State,* Charles W. Jump and wife, Patsy M. Jump

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* 19th *day of* March, *1969.*

Ethelyne Turrentine *Notary Public*

Commission expires 2/1/72

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 .....

Consideration 14,745.15

Rec. - 41.72

WARRANTY DEED

FROM

Charles W. Jump et ux

TO

George W. Etheridge, et ux

A 34775

IDENTIF. REFERENCE

MAR 25 9 36 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 25 69	CONV	14,745.15			
MAR 25 69	S'TAX		B*	38.22	
MAR 25 69	PR'FEE		B*	.50	
MAR 25 69	W'DEED		B*	3.00	* 41.72

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE