TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4322 PAGE 955	MAP-PARCEL NUMBERS:
Richard Betts, Sr. (NAME)	Guaranty Mtg. Company (NAME)	13D-20002
3912 Pleasant Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 70-1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Parcel 20

For and in consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Sept. 11, 1959, executed by Raymond K. Beasley and wife, payable to Guaranty Mortgage Company of Nashville, for the original sum of $13,800.00, with interest at 5¼% per annum, both principal and interest payable $76.31 monthly, and said debt secured by an instrument of record in Book 2984, page 605, Register's Office for Davidson County, Tennessee,

WE, MICHAEL GEORGE FLEMING AND WIFE, DAISY CARROLL FLEMING,

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

have bargained and sold, and by these presents do transfer and convey unto the said

RICHARD BETTS, SR., AND WIFE, ALICE MARY BETTS, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 38 on the Map of Treppard Heights, as of record in Book 2900, page 11, Register's Office for said County, and described as follows:
BEGINNING at a point in the northwesterly margin of Dove Place, at the common front corner of Lots 38 and 74; thence 172.0 feet northwesterly to a point, the common rear corner of Lots 38 and 74; thence southwesterly 178.2 feet to a point in the northeasterly margin of Pheasant Drive; thence 205.0 feet with said margin of Pheasant Drive, to a concrete monument which marks the beginning of a curve with a radius of 25 feet; thence 39.27 feet southeasterly around said curve, to a concrete monument in the northwesterly margin of Dove Place; thence 175.60 feet to the beginning.
Being the same property conveyed to Michael George Fleming and wife, Daisy Carroll Fleming, by deed from Raymond K. Beasley and wife, as of record in Book 3932, page 421, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3912 Pleasant Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (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 2nd day of April 19 69

Daisy Carroll Fleming
Daisy Carroll Fleming

Michael George Fleming
Michael George Fleming

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Michael George Fleming and wife, Daisy Carroll Fleming the bargainors, 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 2nd day of April, 19 69

Commission expires April 25, 1970 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed
G-209185-jmm

FROM
MICHAEL GEORGE FLEMING, ET UX.

To
RICHARD BETTS, SR., ET UX.

The actual consideration for this transfer or value of property (whichever is greater) is $ 19,400.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard Betts, Sr.
by: [illegible] Attorney

Sworn to and subscribed before me this 2nd day of April, 19 69

[illegible]

My commission expires April 25, 1970

PLEASE PUT IN TENN. TITLE CO. BOX

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

FORM NO. 1006 - REVISED

BOOK 4322 PAGE 956

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IDENTIF. REFERENCE

APR 3 11 22 AH '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-3[illegible]	CONV	19,400.00			
APR-3[illegible] S'TAX			B*	50.44	
APR-3[illegible] PR'FEE			B*	.50	
APR-3[illegible]	W'DEED		B*	3.00	* 53.94