TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. Theodore E. Martin, Jr., (NAME)	Guaranty Mortgage Company, (NAME)	5D-41819
68 Tusculum Road, (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	BOOK 4323 PAGE 924
Antioch, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

This instrument prepared by Carl W. Smithson, 1205 - 8th Ave. So., Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - DOLLARS cash in hand paid by Theodore E. Martin, Jr., and wife, Rebecca G. Martin

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Carl W. Smithson and William H. Smithson, partners, d/b/a Smithson Construction Company,

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. 14 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 14 fronts 75.00 feet on the northerly side of Tusculum Road and extends back 144.4 feet on the westerly line, 144.8 feet on the easterly line, to a line in the rear on which it measures 75.0 feet.

Being part of the same property conveyed to Smithson Construction Company, a partnership composed of Carl W. Smithson and William H. Smithson, by deed from Consolidated Developments, Inc., of record in Book 4294, page 564, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1969 taxes have been prorated and are hereby assumed by the purchasers.

This is unimproved ( ) improved (X) property, known as 68 Tusculum Road, Antioch, Tenn. 37013 (House Number) (Street) 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 1969

Smithson Construction Company

By: [signature] Partner

By: [signature] Partner

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Carl W. Smithson and William H. Smithson, partners, d/b/a Smithson Construction Company 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, 1969

Commission expires February 14, 1973 Notary Public [signature]

TENNESSEE TITLE COMPANY

Warranty Deed

GUARANTY MORTGAGE CO. OF NASHVILLE

FROM

SMITHSON CONSTRUCTION COMPANY

To

THEODORE E. MARTIN, JR., ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 22,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

[signature]

Sworn to and subscribed before me this 2nd day of April 1969

A. M. Tenison, Notary Public

My Commission Expires Feb. 14, 1973

PUT REVENUE STAMPS HERE:

GUARANTY MORTGAGE CO. OF NASHVILLE

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

136490

IDENTIF. REFERENCE

APR 8 11 27 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-8%	CONV	22,500.00				
APR-8%S'TAX			B*	58.50		
APR-8%PR'FEE			B*	.50		
APR-8%	W'DEED		B*	3.00	*	62.00