BOOK 4324 PAGE 24

WARRANTY DEED

This Instrument was prepared by Avon N. Williams, Jr., Attorney at Law, 327 Charlotte Avenue, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horace S. Gupton (NAME)	Community Fed. Sav. & Loan Assn. (NAME)	
1518 - 17th Ave N (STREET ADDRESS OR ROUTE NUMBER)	2605 Jefferson Street (STREET ADDRESS)	W2-30610
Nashville 37208, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100---------- ----------($10.00)---------- *DOLLARS* and other valuable consideration, including the assumption and agreement to pay by the grantee, Horace S. Gupton, of the balance due on a certain note dated 4 October 1968 in the principal sum of $4,500.00 with interest at 6½% per annum and a service fee of 1% per annum, principal, interest and service fee payable at the rate of $47.49 beginning 1 December 1968, and said note providing for payment of a monthly tax and insurance payment in amount of an additional $9.65, which note has been changed by a modification agreement dated 10 October 1968, changing the rate of interest from 6½% to 6% per annum and changing the monthly instalment from $47.49 to $6.28 and which note is secured by deed of trust executed by Alice Bell (unmarried) and Katherine Bell, now Irving (single), to Alfred C. Galloway as of record in Book 4276, page 709, Register's Office for Davidson County, Tennessee, and said modification agreement is of record in Book 4283, page 649, said Register's Office, the grantors herein, the said Alice Bell (unmarried) and Katherine Bell, now Irving (single)

have bargained and sold, and by these presents do transfer and convey unto the said Horace S. Gupton (divorced) his *heirs and assigns/a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* the remainder interest in

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 379 in McGavock & Wetmore's Second Addition to the City of Nashville, called the Addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, Register's Office for said County. Said northerly half of Lot No. 379 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street and runs back between parallel lines, 170 feet to an alley.

Being property vested in Alice Bell and Katherine Bell, now Irving, as the only heirs-at-law of Pairlee Bell, deceased, to whom said property was conveyed by deed from Thomas J. Tanksley, of record in Book 936, page 707, said Register's Office. The said grantors, Alice Bell and Katherine Bell, now Irving, hereby reserving unto themselves a life estate for and during their natural lives in and to the above described real estate with remainder to the said grantee, Horace S. Gupton (divorced).

I, or we hereby swear or affirm that the actual consideration for this transfer or value is greater is $ 4500.00, which amount is equal to or greater than the amount of the voluntary sale.

Amt. Tax Paid $ _____

Subscribed and sworn to before me this the 8th day of April 1969

MY COMMISSION EXPIRES January 27, 1973

Alfred C. Galloway

Alice J. Bell

NOTARY PUBLIC

unimproved ( )
This is improved (X) property, known as 1518 - 17th Avenue, North, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

remainder interest in said

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Horace S. Gupton (divorced) his *heirs and assigns, forever.*

And we *do covenant with the said* Horace S. Gupton *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 for said deed of trust and modification agreement mentioned hereinabove.

remainder interest in said

And said grantors *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Horace S. Gupton (divorced) his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this day of* April, *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.*

X Alice Bell

Katherine Irving

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ophia D. Hall, *a Notary Public in and for said County and State, the within named* Alice Bell and Katherine Irving

*the 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* 8 *day of* April, *19* 69.

Ophia D. Hall, *Notary Public.*

Commission Expires January 27, 1972

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

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

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

APR-8 69	CONV	*11,500.00			
APR-8 69	S'TAX		B* 11.70		
APR-8 69	PR'FEE		B* .50		
APR-8 69	W'DEED		B* 6.00	*	18.20

WARRANTY DEED

FROM

ALICE BELL, ET AL

TO

HORACE S. GUPTON (DIVORCED)

Mail to Federal Land Bank of Nashville
Commissioner of Agriculture
Savings & Loan Section
2005 Sidco Drive
Nashville, Tenn. 37204

A 36556

IDENTIF. REFERENCE

APR 8 2 55 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE