TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. Jack R. Abernathy, Jr., (NAME)	Guaranty Mortgage Company, (NAME)	4D-24518
513 Columbus Drive, (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	BOOK 4325 PAGE 911
Hermitage, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

This instrument prepared by Robert D. Short, Jr., Sidco Drive, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - (\$10.00) - DOLLARS cash in hand paid by Jack R. Abernathy, Jr., and wife, Mary W. Abernathy

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Fischer & Short Construction Company, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does 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. 161 on the Plan of Tulip Grove Subdivision Section 3, as of record in Book 3700, page 146, Register's Office for said County.
Said Lot No. 161 fronts 86.00 feet on the southeasterly side of Columbus Drive and extends back 145.00 feet on the northeasterly line and 140.00 feet on the southwesterly line to a dead line in the rear, on which it measures 122.51 feet thereon.
Being part of the same property conveyed to Fischer & Short Construction Company, Inc., by deed from Miller Kimbrough, Trustee, of record in Book 4235, page 512, 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 513 Columbus Drive, Hermitage, Tenn.
(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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 7th day of April, 19 69.

Fischer & Short Construction Company, Inc.,

Attest:

By: [signature]
Robert D. Short, Jr., President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, Rachael H. McMeen, a Notary Public within and for the State and County aforesaid, personally appeared Robert D. Short, Jr. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon (his oath) XXXXXXXX acknowledged (himself) XXXXXXXX to be the President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX of the Fischer & Short Construction Company, Inc. the within named bargainor, a corporation, and that (he) XXXX as such President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert D. Short, Jr. as such President. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, Tennessee on this the 7th day of April, 19 69.

My commission expires April 25, 1970

Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

FROM

FISCHER & SHORT CONSTRUCTION CO., INC.

To

JACK R. ABERNATHY, JR., ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is \$ 23,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 7th day of April, 19 69.

Rachael H. McMeen, Notary Public
My Commission Expires April 25, 1970

PUT REVENUE STAMPS HERE:

Return to: Guaranty Mtg. Co.

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO. 1005

BOOK 4325 PAGE 912

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IDENTIF. REFERENCE

APR 15 2 46 PM '69

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

APR15	CONV	23,950.00				
APR15 S'TAX			A*	62.14		
APR15 PR'FEE			A*	.50		
APR15	W'DEED		A*	3.00	*	65.64