Prepared by: William D. Castleman, 218 Third Avenue North, Nashville, Tennessee

WARRANTY DEED

BOOK 4328 PAGE 128

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albert M. Guinn, et ux	Albert M. Guinn	Map 42-15
(NAME)	(NAME)	
107 Graycroft Avenue	107 Graycroft Avenue	Par 6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Madison, Tennessee 37115	11D
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MR

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
Cash in hand paid by the grantees, Albert M. Guinn, and wife, Margaret Aline Guinn, and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, John B. Batts

have this day bargained and sold, and do hereby transfer and convey unto the said Albert M. Guinn, and wife, Margaret Aline Guinn

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being part of an unnumbered tract on the unrecorded Map of Marthonna described as follows:

BEGINNING at a point in the easterly margin of Graycroft Road, the northwesterly corner of the property conveyed to Sam Roy Kyle and wife, Cary D. Kyle, by deed from George P. Howell and William H. Howell of record in Book 2639, page 17, Register's Office for said County; thence northerly with the margin of said Road 100 feet to a point; thence south 87° 15' east 269.1 feet, more or less, to a point in the westerly line of Block "C" on the unrecorded Map of Marthonna; thence south 2° 50' west with said line 100 feet to a point, the northwest corner of said Kyle property; thence north 87° 15' west with the northerly line of said Kyle property 268 feet, more or less, to the point of beginning.

Being the same real property conveyed to John B. Batts, by deed from D.H. Evetts and wife, Delcie C. Evetts, of record in Book 4148, page 546, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,700.00

Subscribed and sworn to before me, this the 23rd day of April, 1969

Affiant

My commission expires 2-14-73
(Affix Seal)

Notary Public

This is { unimproved / improved (X) } property, known as 107 Graycroft Avenue, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Albert M. Guinn, and wife, Margaret Aline Guinn

their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Albert M. Guinn, and wife, Margaret Aline Guinn

their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 23rd day of April, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

John B. Batts

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mack Tate, *a Notary Public in and for said County and State,* John B. Batts

the within named 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 Nashville, *Tennessee, this* 23rd *day of* April, *19*69.

Commission expires Aug. 11th 1971 Mack Tate *Notary Public*

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 .....

APR24'69	CONV	19,700.00			
APR24'69	S'TAX		A*	51.22	
APR24'69	PR'FEE		A*	.50	
APR24'69	W'DEED		A*	3.00	* 54.72

WARRANTY DEED

FROM

JOHN B. BATTS

TO

ALBERT M. GUINN, ET UX

A 38371

IDENTIF. REFERENCE

Apr 24 10 02 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Inglewood Realty Co., 3805 Gallatin Road, Nashville, Tennessee 37216