BOOK 4334 PAGE 962

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,415.59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 1969.

Notary Public

MY COMMISSION EXPIRES: 2-7-71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. S. Spain (NAME)	United Mortgagee Servicing Corp (NAME)	LW 08550
118 Hamblen Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 53-12
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	Par 29

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RONALD C. HYTEN AND WIFE, ALMA G. HYTEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. S. SPAIN AND WIFE, VIRGIE SPAIN

HEREINAFTER CALLED THE 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. 29 of Block "C" on the Map of Subdivision No. 3 of Life & Casualty Insurance Company Property at Old Hickory as of record in Book 974, page 11, Register's Office for said County.

SAID Lot No. 29 fronts 60 feet on the southwesterly side of Hamblen Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Ronald C. Hyten and wife, Alma G. Hyten by deed from the Federal Housing Commissioner of Washington, D.C. of record in Book 3894, page 816, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to United Mortgagee Servicing Corp. of record in Book , page , Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said grantees.

Possession of said property is to be given thirty (30) days from date of this deed.

This is unimproved ( ) improved (X) property, known as 118 Hamblen Avenue, Old Hickory, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 19th day of May, 1969

Ronald C. Hyten
Ronald C. Hyten

Alma G. Hyten
Alma G. Hyten

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD C. HYTEN AND WIFE, ALMA G. HYTEN

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 19th day of May 1969.

Commission expires 2-7-71

Mary F. Montgomery
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM RONALD C. HYTEN ET UX

TO M. S. SPAIN ET UX

A 41436

IDENTIF. REFERENCE

MAY 21 3 36 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PERCY WILSON JR.
ATTORNEY AT LAW
623 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

MAY 21 69	CONV	*7,415.59			
MAY 21 69	S'TAX		B*	19.24	
MAY 21 69	PR'FEE		B*	.50	
MAY 21 69	W'DEED		B*	3.00	* 22.74