Deed Prepared by J. K. Woodard, Attorney at Law, 608 Gallatin Road, North, Madison, Tenn.

BOOK 4312 PAGE 854

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Edward Divinny et ux | Guaranty Mortgage Company | Map 90-8 |
| (NAME:) | (NAME:) | Par. 160 |
| 606 James Avenue | 316 Union Street | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | M.O. |

*For and in Consideration of the sum of* Ten and no/100 ($10.00) cash in hand paid by the Grantees herein, and other good and valuable consideration, receipt of which is hereby acknowleged, and ~~including the assumption of and agreement to pay by the Grantees herein DOLLARS~~ of the present balance of $8,165.85 on a note made by Stanley R. Broyles and wife, Mary Thelma Broyles dated September 1, 1959 in the amount of $9,000.00 payable to the Guaranty Mortgage Company in monthly installments of $44.91 each including principal and interest at the rate of 5¼ % per annum and secured by a Deed of Trust to Herschel Greer, Trustee as of record in Book 2982, Page 437, Register's Office for Davidson County, Tennessee, and assigned to Federal National Mortgage Association by instrument of record in Book 2984, Page 178 at Davidson County Register's Office, we, Charles M. Burns and wife, Adele D. Burns, hereinafter called the Grantors ..... *have bargained and sold, and by these presents do transfer and convey unto the said* Charles Edward Divinny and wife, Betty Sue Divinny, 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:*

Being Lot No. 21 on the Map of Gaileywood Subdivision as of record in Book 2663, Page 123, Register's Office for said County, described as follows:

BEGINNING at a point on the easterly margin of James Avenue at the corner of Lots Nos. 21 and 22; thence in an easterly direction with the lines between Lots Nos. 21, 22 and 23, 110 feet to a corner of Lot No. 20; thence with the line between Lots No. 20 and 21 southerly 120 feet to a point in the northerly margin of James Court; thence with the margin of said Court westwardly 85 feet to the beginning of a curve; thence around said curve in a northwesterly direction 39.27 feet to a point in the easterly margin of James Avenue; thence with the margin of said Avenue northwardly 95 feet to the point of BEGINNING.

Being the same property conveyed to Charles M. Burns and wife, Adele D. Burns by deed from Stanley R. Broyles and wife, Mary Thelma Broyles, of record in Book 3277, Page 187, said Register's Office.

This conveyance is made subject to restrictive covenants, easement and setback lines of record in Book 2882, Page 133, and Book 2663, Page 123, said Register's Office, and subject to agreement between N. H. Barker and the City of Nashville, of record in Book 2962, Page 67, said Register's Office.

This is unimproved ( ) improved (X) property, known as 606 James Avenue, (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town)

*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.*

*And* we, The Grantors *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.*

*Witness* our *hand* s *this* 17th *day of* June, *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.*

Charles M. Burns

Adele D. Burns

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles M. Burns and wife, Adele D. Burns, the within named 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 Madison, Tennessee, this 17th day of June, 1969.

James R. McKinney
Notary Public

Commission expires 2-23-73

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 .....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 11,165.85.

Affiant Charles E. Divinny

Sworn to and subscribed before me this 17th day of JUNE, 1969.

James R. McKinney
NOTARY PUBLIC

COMMISSION EXPIRES: 2-23-73

| | | | | | |
|---|---|---|---|---|---|
| JUN 17 69 | CONV | 11,165.85 | | | |
| JUN 17 69 | S'TAX | | B* | 29.12 | |
| JUN 17 69 | PR'FEE | | B* | .50 | |
| JUN 17 69 | W'DEED | | B* | 3.00 | * 32.62 |

WARRANTY DEED

FROM

CHARLES M. BURNS ET UX

TO

CHARLES EDWARD DIVINNY ET UX

A44697

IDENTIF. REFERENCE

JUN 17 3 12 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company

P. O. Box 10649

Knoxville, Tennessee