GUARANTY MORTGAGE CO. OF NASHVILLE

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
ANDREW EWING, TRUSTEE

TO
WARREN ANDERSON, AND WIFE,

JOE GLADYS ANDERSON

For draftsman's use

This Instrument Prepared by:
BAILEY, EWING, DALE & CONNER, Attys.
709-20 Nashville Bank & Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren Anderson, et ux (NAME)	Guaranty Mortgage Company (NAME)	13D-16482
4901 Buena Vista Pike, (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE) A 4 4 8 1 5

IDENTIF. REFERENCE

JUN 18 11 31 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$17,250.00 Warren Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 1969.

A. M. Tenison
Notary Public

MY COMMISSION EXPIRES: February 14, 1973

(AFFIX SEAL)

GUARANTY MORTGAGE CO. OF NASHVILLE

For and in Consideration of the sum of Ten and 00/100 ($10.00) ---------- DOLLARS and other good and valuable considerations, paid in cash by Warren Anderson, and wife, Joe Gladys Anderson, grantees, to Andrew Ewing, Trustee, grantor, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said Warren Anderson, and wife, Joe Gladys Anderson, 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. 124 on the Plan of Buena Vista Estates, Section I, as of record in Book 3842, page 222, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Buena Vista Pike at the corner of Lots 124 and 125; thence with the Pike in a southerly direction 103.36 feet to a monument; thence around a slight curve in a southwesterly direction, 40.14 feet to a monument in the northerly margin of an unnamed Street; thence with the Street, westerly 100 feet; thence along the rear line of Lot No. 124, north 16° 44' West 127.74 feet to the corner of Lots Nos. 124 and 125; thence easterly with the line of said Lots, 122.1 feet to the beginning.

Being part of the property conveyed to Andrew Ewing, Trustee, by deed from H. Lynn Greer, Jr., Trustee, as of record in Book 4289, page 505, said Register's Office.

Said conveyance of Lot No. 124 is expressly subject to the following:

1. Taxes for the year 1969, which have been prorated and payment thereof assumed by Grantees.
2. Restrictive Covenants of record in Book 4267, page 806, as amended by instrument of record in Book 4268, page 127, Register's Office for said County.
3. The recorded Plan shows an Owner's Certificate, a 30-foot setback line from Buena Vista Pike, a 20-foot setback line from an unnamed Street, a 10-foot easement for utilities and drainage along the northerly line and along the rear, an over-hang easement extending from the southwest corner to a monument in the westerly margin of Buena Vista Pike, an anchor easement 3x15 feet in the westerly margin of Buena Vista Pike at the concrete monument.

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This is unimproved (x) improved property, known as 4901 Buena Vista Pike, Nashville, Tenn. 37218
(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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out above.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and/assigns, ~~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, insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 3rd day of June, 1969.

Andrew Ewing
Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

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

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 1969.

Betty Poage, Notary Public.

Commission expires 10-20-71

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 _____

JUN 18 68	CONV	17,250.00			
JUN 18 68	S'TAX		B*	44.72	
JUN 18 68	PR'FEE		B*	.50	
JUN 18 68	W'DEED		B*	3.00	* 48.22