This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ANDREW EWING, TRUSTEE

TO

CHARLES ALBERT BRANCH and wife,

BETTY L. BRANCH

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
Charles Albert Branch, et ux (NAME)	Guaranty Mortgage Company, (NAME)	13D-16485
4913 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 45787

IDENTIF. REFERENCE

JUN 27 8 39 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

$ 16,850.00 Charles Albert Branch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 19 69.

A. M. Tenison
Notary Public A. M. Tenison

MY COMMISSION EXPIRES: February 14, 1973

(AFFIX SEAL)

For and in Consideration of the sum of Ten and 00/100 ($10.00) ----------

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DOLLARS

and other good and valuable considerations, paid in cash by Charles Albert Branch and wife, Betty L. Branch, 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 Charles Albert Branch and wife, Betty L. Branch, 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. 127 on the Plan of Buena Vista Estates, Section I, as of record in Book 3842, page 222, Register's Office for said County.

Said lot fronts 80 feet on the westerly side of Buena Vista Pike and extends back 149.5 feet on the northerly line and 149.3 feet on the southerly line to a dead line and measures 80 feet thereon.

Being part of the property conveyed to Andrew Ewing, Trustee, with full power, 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. 127 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 in Book 4268, page 127, Register's Office for Davidson County, Tenn.
3. The recorded plan shows an Owner's Certificate, a 30-foot set-back line from Buena Vista Pike, a 10-foot easement for public utilities and drainage across the rear of the lot, and an anchor easement 2-1/2x30 feet at the northeast front corner of the lot.

JUN 27	CONV	16,850.00			
JUN 27 S TAX			A*	43.68	
JUN 27 PB FEE			A*	.50	
JUN 27	DEED		A*	3.00	* 47.18

This is improved (X) property, known as 4913 Buena Vista Pike, Nashville, 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 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 17th day of March, 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 17th day of March, 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 _____.

GUARANTY MORTGAGE CO. OF NASHVILLE