BOOK 4346 PAGE 321

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James T. Ashton (NAME)	Guaranty Mortgage Co. (NAME)	Map 74-16
5011 Bonnahill Drive (STREET ADDRESS OR ROUTE NUMBER)		Par. 108
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	Nashville (CITY) Tenn. (ZONE) (STATE)	M. O.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3409, page 355, Register's Office for Davidson County, Tennessee.

I, Joan Jennette

have this day bargained and sold, and do hereby transfer and convey unto the said

James T. Ashton and wife, Carolyn M. Ashton,

their XXXXXX, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 377 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, page 1 and 2 Register's Office for Davidson County, Tennessee.

Said Lot No. 377 fronts 82.5 feet on the southerly margin of Bonnahill Drive and runs back between lines measuring 150.0 feet on the westerly side and 150.8 feet on the easterly side, to a dead line in the rear on which it measures 83.0 feet.

Being the same property conveyed to Joan Jennette by deed from Choate, Ivey and Hall, Inc., of record in Book 3937, page 247, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me, this the_____ day of

_____, 19____ Affiant

My commission expires:_____ (Affix Seal) Notary Public

This is { unimproved ( ) / improved ( ) } property, known as _____ (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James T. Ashton and wife, Carolyn M. Ashton, their XXXXXX

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,* except as noted above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James T. Ashton and wife, Carolyn M. Ashton, their

XXXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 25th *day of* June, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joan Jennette

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4346 PAGE 322

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* ..... Joan Jennette .....

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

Witness my hand and official seal at Nashville Davidson County *Tennessee, this* 30 *day of* June, *19*69.

Commission expires August 17, 1970 ..... *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.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 15,500. Affiant Harold Shelton
Subscribed and sworn to before me this 1 day of July 19 69

Deputy Register B Rumble

WARRANTY DEED

FROM

JOAN JENNETTE

TO

JAMES T. ASHTON, ET UX

PUSH

A 4 6 1 4 1

IDENTIF. REFERENCE

JUL 1 9 23 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-1 CONV 15,500.00
JUL-1 STAX C* 40.30
JUL-1 PRTEE C* .50
JUL-1 WDEED C* 3.00 * 43.80

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

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

PEDIGO & SAINDON