This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC-210191

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 117-4 Par. 335	Mr/Mrs Mitchell Gilbreath same as below	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) A. C. 16DA-730	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1820 Primrose Avenue	LOAN OR ACCOUNT NO. 22582
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated August 31, 1965, in the original principal sum of $12,900.00, payable to Guaranty Mortgage Company in monthly installments of $71.34, including interest as set forth in said note, and being secured by a Deed of Trust executed by Fred I. Irvin and wife, to Herschell Greer, Trustee, as of record in Book 3930, page 585,

FRED I. IRVIN AND WIFE, M. RUTH IRVIN,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MITCHELL GILBREATH AND WIFE, MILDRED GILBREATH,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 12 of Block "A" on the Map of Belmont Terrace Annex No. 4, as of record in Book 974, page 97,

Said Lot No. 12 fronts 65 feet on the northerly side of Primrose Avenue and runs back between parallel lines, 160.2 feet to an alley in the rear.

Being the same property conveyed to Fred I. Irvin and wife, M. Ruth Irvin, by deed from Edith P. Hoag, widow, as of record in Book 3930, page 583.

This conveyance is made subject to restrictions of record in Book 1174, page 492; and in Book 1191, page 223.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above, and for 1969 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 27th day of June, 1969

M. Ruth Irvin

M. Ruth Irvin

Fred I. Irvin

Fred I. Irvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4346 PAGE 442

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Fred I. Irvin and wife, M. Ruth Irvin

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, the 27th day of June, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 16,600.00 Mitchell Gilbreath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 1969

MY COMMISSION EXPIRES: 7-26-70 (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED

FROM FRED I. IRVIN and wife

TO MITCHELL GILBREATH and wife

A 46183

IDENTIF. REFERENCE!

JUL 1 11 51 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-1	CONV	16,600.00			
JUL-1	S'TAX		C*	43.16	
JUL-1	PR'FEE		C*	.50	
JUL-1	W'DEED		C*	3.00	* 46.66

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public