BOOK 4317 PAGE 725

This Instrument prepared by:
Hussey & Horkins, Inc.
Plaza Prof. Building
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ben R. Harrington (NAME)	Guaranty Mortgage Company (NAME)	12D-44365
3128 Larkspur Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union St. (STREET ADDRESS)	Map 60-3-58
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------$10.00----------

Ten and no/100---------- *Dollars*
Cash in hand paid and other good and valuable considerations including the assumption of the balance of an indebtedness in the original amount of $21,400.00 which indebtedness is secured by a Deed of Trust of record in Book _____ Page _____ Register's Office for Davidson County, Tennessee.

We, James E. Crafton and wife, Dorothy Ann Crafton

have this day bargained and sold, and do hereby transfer and convey unto the said Ben R. Harrington

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Oak Park Subdivision Section 1, as of record in Book 3600, Page 84, Register's Office for said county.

Said Lot No. 39 fronts 89 feet on the northwesterly side of Larkspur Drive and extends back 220.00 feet on the northeasterly line and 220.00 feet on the southwesterly line to a dead line in the rear, which is the southeasterly margin of the right of way of Interstate I-65, measuring 92.64 feet thereon.

Being the same property conveyed to James E. Crafton and wife, Dorothy Ann Crafton by deed from Oak Park Developers, Inc. of record in Book 4314, Page 998 & 999., Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $24,351.55

Subscribed and sworn to before me, this the 30 day of June 19 69

Affiant Ben R. Harrington

My commission expires: Nov 12, 1972 (Affix Seal)

Notary Public George A. Hussey

This is unimproved ( ) improved (X) property, known as 3128 Larkspur Drive, Nashville, Tennessee
(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
Ben R. Harrington

his *(successors),*

heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ben R. Harrington

his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 30th *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.*

X James E. Crafton

Dorothy Ann Crafton

BOOK 4347 PAGE 726

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Hearn, *a Notary Public in and for said County and State,* James E. Crafton and wife, Dorothy Ann Crafton

*the within named 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* 30th *day of* June, *19*69

Commission expires Nov 12, 1972 George W. Hearn *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 .....

JUL-7 69 CONV 24,351.55
JUL-7 69 S'TAX C* 63.44
JUL-7 69 PR'FEE C* .50
JUL-7 69 W'DEED C* 3.00 * 66.94

WARRANTY DEED

FROM

James E. Crafton and wife

TO

Ben R. Harrington

A 4 6 7 3 0

IDENTIF. REFERENCE

JUL 7 9 30 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

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