TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jack Mears, ET UX
(NAME)
1928 Karen Drive
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO: BOOK 4319 PAGE 916
Guaranty Mortgage Company
(NAME)
316 Union Street
(STREET ADDRESS)
Nashville, Tennessee
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
2DA-51830
Map 107-5
Pat. 163
M.O.

For and in consideration of the sum of $10.00
TEN and no/100 DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated June 17, 1965, executed by Harold L. Brown and wife, payable to Guaranty Mortgage Company of Nashville, for the original sum of $12,750.00, with interest at 5-1/4% per annum, both principal and interest payable $70.41 monthly, beginning July 1, 1965, final June 1, 1995, and secured by a Deed of Trust of record in Book 3904, page 652, Register's Office for Davidson County, Tennessee.

We, LUTHER O. TUNSTALL AND WIFE, MARY P. TUNSTALL,
have bargained and sold, and by these presents do transfer and convey unto the said
JACK MEARS AND WIFE, BARBARA JEAN MEARS

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 161 on the Plan of Bel-Air, Section II, as of record in Book 2900, pages 30, 29, 31 and 32, Register's Office for said County.
Said Lot No. 161 fronts 65 feet on the north side of Karen Drive and extends back 138 feet on the west line and 120.8 feet on the east line, to a dead line in the rear, which is a broken line, on which it measures 68 feet.
Being the same property conveyed to Luther O. Tunstall and wife, Mary P. Tunstall, by deed from Harold L. Brown and wife, as of record in Book 4345, page 911, said Register's Office.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

unimproved ( )
This is improved (X) property, known as 1928 Karen Drive, Nashville, Tennessee
(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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our 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.

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.

Witness our hands this 15th day of July 1969.

Luther O. Tunstall
LUTHER O. TUNSTALL

Mary P. Tunstall
MARY P. TUNSTALL

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named LUTHER O. TUNSTALL AND WIFE, MARY P. TUNSTALL the bargainors, 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 15th day of July, 1969.

Commission expires April 25, 1970 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed
G-211170 dmc

FROM
Luther O. Tunstall, ET UX

To
Jack Mears, ET UX

The actual consideration for this transfer or value of property (whichever is greater) is $ 14,852.51.
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 15th day of July, 1969.
L. D. Richards
My commission expires April 25, 1970

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1004 - MESSEY

BOOK 4349 PAGE 917

A 47782

IDENTIF. REFERENCE

JUL 16 12 36 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 16 3	CONV	14,852.51			
JUL 16 3 S'TAX			A*	38.74	
JUL 16 3 PR'FEE			A*	.50	
JUL 16 3	W'DEED		A*	3.00	* 42.24