WARRANTY DEED

BOOK 1351 PAGE 20

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Genevieve W. Selph (NAME)	Guaranty Mortgage Company (NAME)	8D-48745
705 Richfield Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 115-4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	Par. 7

M. O.

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

-------($10.00)---------- *Dollars,*

Cash in hand paid by Genevieve W. Selph and other good and valuable considerations the receipt of which is hereby acknowledge, including the assumption by the said Genevieve W. Selph of the balance owing on an indebtedness secured by deed of trust of record in Book 2427, page 101, Register's Office for Davidson County, Tennessee, executed by Rudolph Lauper to Herschel Greer, Trustee; and assigned to the Bowery Savings Bank as of record in Book 2428, page 602, said Register's Office,

We, David F. Johnson and wife, Rose Ann Johnson,

have this day bargained and sold, and do hereby transfer and convey unto the said Genevieve W. Selph, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot no. 173 on the Map of Brook Meade Subdivsion, Section V, as of record in Book 2133, page 102, Register's Office for Davidson County, Tennessee.

SAID Lot No. 173 fronts 237 feet on the westerly side of Richfield Drive and runs back between lines, 199 feet on the southerly line and 280 feet on the northerly line to a dead line in the rear on which it measures 137.7 feet.

BEING the same property conveyed to David F. Johnson and wife, Rose Ann Johnson by deed from Rudolph Lauper, of record in Book 4031, page 404, said Register's Office.

This Instrument Prepared By:
Thomas C. Binkley, Attorney
Court Square
300 James Robertson Parkway
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

Subscribed and sworn to before me, this the ____ day of July 1969

Affiant David F. Johnson

My commission expires: 2 July 1969 (Affix Seal)

Notary Public Thomas C. Binkley Jr.

This is improved (X) unimproved ( ) property, known as 705 Richfield 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 Genevieve W. Selph, her *(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* Genevieve W. Selph, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 11th *day of* July, *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.*

David F. Johnson

Rose Ann Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas C. Binkley, *a Notary Public in and for said County and State,* David F. Johnson and wife, Rose Ann Johnson

*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* 11th *day of* July, *19*69

Commission expires 27 July 1969 Thomas C. Binkley *Notary Public*

THOMAS C. BINKLEY NOTARY PUBLIC DAVIDSON COUNTY

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 16 69 CONV 23,000.00
JUL 16 69 S'TAX A* 59.80
JUL 16 69 PR'FEE A* .50
JUL 16 69 W'DEED A* 3.00 * 63.30

A 47820

IDENTIF. REFERENCE

JUL 16 2 09 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

David F. Johnson, et.ux.

TO

Genevieve W. Selph

Compliments of

Guaranty Title

Office of

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