BOOK 4353 PAGE 215

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

WARRANTY DEED

TTC-211379

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 102-3 Par. 158	Mr/Mrs James A. Daniels same as below	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) M 8DA-25673	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 412 Annex Avenue	LOAN OR ACCOUNT NO. 23816 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 July 12, 1966, in the original principal sum of $14,500.00, payable to Guaranty Mortgage Company in monthly installments of $84.68, including interest as set forth in said note, said note being secured by a deed of trust executed by James R. Shrum and wife, to Herschel Greer, Trustee, as of record in Book 4035, page 342,

JAMES R. SHRUM and wife, VARA S. SHRUM,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES A. DANIELS and wife, RHODA C. DANIELS,

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. 1216 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, page 11.

Said lot fronts 80 feet on the east side of Annex Avenue and runs back 150 feet on the south line and 155.7 feet on the north line to a dead line in the rear on which it measures 66.31 feet.

Being the same property conveyed to James R. Shrum and wife, Vara S. Shrum, by deed from G. H. Todd and H. B. Sheets, as of record in Book 4035, page 341.

This conveyance is made subject to restrictions of record in Book 3902, page 965.

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 24th day of July, 1969.

Vara S. Shrum
Vara S. Shrum

James R. Shrum
James R. Shrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

James R. Shrum and wife, Vara S. Shrum,

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 24th day of July, 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 $19,300.00

James R Shrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr
Notary Public

WARRANTY DEED
REF:kg

FROM
JAMES R. SHRUM and wife

TO
JAMES A. DANIELS and wife

A 48827

IDENTIF. REFERENCE

JUL 28 12 17 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 28 $	CONV	19,300.00			
JUL 28 $	S'TAX		A*	50.18	
JUL 28 $	PR'FEE		A*	.50	
JUL 28 $	W'DEED		A*	3.00	* 53.68

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

Felix Z. Wilson

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