TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. and Mrs. John Smith, Jr., (NAME)	Guaranty Mortgage Company, (NAME)	13D-16476
4813 Buena Vista Pike, (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	BOOK 4360 PAGE 865
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

This instrument prepared by H. Lynn Greer, Jr., 316 Union St., Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by John Smith, Jr., and wife, Margurite G. Smith [illegible]

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~XXX~~ H. Lynn Greer, Jr., Trustee, with full power to sell, mortgage, transfer, encumber or otherwise convey without the joinder of any beneficiary,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Buena Vista Estates, Section 1, as of record in Book 3842, page 222, Register's Office for said County.
Said Lot No. 7 fronts 90 feet on the westerly side of Buena Vista Pike and runs back between lines 165.9 feet on the northerly side and 140.0 feet on the southerly side to a line in the rear which is a broken line measuring 100.92 feet thereon.
Being part of the same property conveyed to H. Lynn Greer, Jr., Trustee, with full power to sell, mortgage, transfer, encumber or otherwise convey without the joinder of any beneficiary, by deed from Mary Brainard Boyd et al, of record in Book 4168, page 101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1969 taxes have been prorated and are hereby assumed by the purchasers.

This is unimproved ( ) / improved (X) property, known as 4813 Buena Vista Pike, Nashville, Tenn.
(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 19th day of August 1969

H. Lynn Greer, Jr. Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named H. Lynn Greer, Jr., Trustee the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 1969

Commission expires February 14, 1973 Notary Public A. M. Tenison

TENNESSEE TITLE COMPANY

Warranty Deed

~~GUARANTY MORTGAGE CO OF NASHVILLE~~

FROM

H. LYNN GREER, JR., TRUSTEE

TO

JOHN SMITH, JR., AND WIFE, MARGURITE G. SMITH

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 17,600.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 19th day of August 1969.

A. M. Tenison, Notary Public
My Commission Expires Feb. 14, 1973

PUT REVENUE STAMPS HERE:

GUARANTY MORTGAGE CO. OF NASHVILLE

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

BOOK 4360 PAGE 866

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IDENTIF. REFERENCE

AUG 28 1 54 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG28	CONV	17,600.00				
AUG28	S'TAX		A*	45.76		
AUG28	PR'FEE		A*	.50		
AUG28	W'DEED		A*	3.00	*	49.26