This instrument was prepared by

DENN..., ..., ... & ...MAN

WARRANTY DEED

218 Third Avenue, North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ance J. Kinnard, et ux	Guaranty Mortgage Company	Map 70-1
(NAME) 3312 West Hamilton Road	(NAME) 316 Union Street	Par. 11
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	BOOK 4374 PAGE 38
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees; ANCE J. KINNARD, and wife, MILDRED KINNARD, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by Charles E. Holland and wife, Freda M. Holland to Herschel Greer, Trustee, by deed of record in book 3921, page 198, Register's Office for Davidson County, Tennessee, in the original amount of $11,900.00; and payable as therein specified;

We, Charles E. Holland, and wife, Freda M. Holland,

have this day bargained and sold, and do hereby transfer and convey unto the said ANCE J. KINNARD, and wife, MILDRED KINNARD, their

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

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Treppaed Heights, Section V, as of record in Book 2663, page 100, Register's Office for said County.

Said Lot No. 1 fronts 136.2 feet on the northwesterly side of West Hamilton Avenue, and runs back 195 feet on the easterly line and 296.8 feet on the westerly line to a line in the rear, on which it measures 153.8 feet.

Being the same property conveyed to Charles E. Holland and wife, Freda M. Holland, by deed from Charles E. Miller and wife, of record in book 3921, page 197, Register's Office for said County.

This conveyance is made subject to easements, setback line, etc., as shown on the plan of record in book 2663, page 100; and restrictive covenants of record in book 2752, page 213; and as amended in instrument of record in book 2797, page 183, Register's Office for said County.

Ance J Kinnard # 15,888.5X

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $~~15,950.00~~

Subscribed and sworn to before me, this the 19th day of October, 19 69.

My commission expires: July 29, 1970 (Affix Seal)

Affiant

Notary Public

This is (unimproved) (X) improved property, known as 3212 West Hamilton Road, Nashville, Tennessee. DAVIDSON
(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 ANCE J. KINNARD, and wife, MILDRED KINNARD, their

(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,* except as hereinbefore set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ANCE J. KINNARD, and wife, MILDRED KINNARD, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 17th day of October, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles E Holland

Freda M. Holland

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Richie F. Hutton *a Notary Public in and for said County and State,* Charles E. Holland, and wife, Freda E. Holland, *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* 14th *day of* October, *19* 69.

Richie F. Hutton
Notary Public

Commission expires July 29, 1970

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public in and 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 .....

OCT 22 68 CONV 15,888.54
OCT 22 68 S'TAX B* 41.34
OCT 22 68 PR'FEE B* .50
OCT 22 68 W'DEED B* 3.00 * 44.4

158180

IDENTIF. REFERENCE

OCT 22 10 27 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return To: HUTTON REALTY CO., 935 Woodland St., Nashville, Tenn. 37206

WARRANTY DEED

FROM
CHARLES E. HOLLAND, ET UX

TO
ANCE J. KINNARD, ET UX

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
Third & Union
Phone 250-2656
NASHVILLE, TENNESSEE

HUTTON Realty Co.
935 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
TELEPHONE 228-2691