WARRANTY DEED

BOOK 4387 PAGE 229

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dorothy M. Sawyer (NAME)	Guaranty Mortgage Company (NAME)	Map 149-4
2604 Willowbranch Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street, (STREET ADDRESS)	Pc. 140
Nashville, Tenn. 37217 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 4200, page 935, Register's Office for Davidson County, Tennessee.

We, James F. Hawthorne and wife, Nancy M. Hawthorne

have this day bargained and sold, and do hereby transfer and convey unto the said

Dorothy M. Sawyer

her (~~SEXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 523 on the Plan of Edge-O-Lake Estates, Section 7, as of record in Book 3700, page 79, Register's Office for said County.

Said Lot No. 523 fronts 140 feet on the northerly side of Willowbranch Drive and runs back between lines, 156.29 feet on the easterly side and 180.61 feet on the westerly side to a broken line in the rear on which it measures 223.55 feet thereon.

Being the same property conveyed to James F. Hawthorne and wife, Nancy M. Hawthorne by deed from Ralph Stevens Construction Company, Inc., of record in Book 4200, page 934, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Subscribed and sworn to before me, this the 9 day of December 19 69

Affiant

My commission expires: 5/10/70 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as ..... (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

Dorothy M. Sawyer, her

(~~HXXXX~~)

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 noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Dorothy M. Sawyer, her

(~~HXXXX~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 15th *day of* December, 1969. *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James F. Hawthorne

Nancy M. Hawthorne

This Instrument Was Prepared By

My Commission Expires September 30, 1970

Of The Law Firm Pedigo & Saindon

Stahlman Buildin : Nashville, Tenn

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Union

Personally appeared before me, Frances L. Alexander, *a Notary Public in and for said County and State,* James F. Hawthorne and wife, Nancy M. Hawthorne *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* 15 *day of* December, *19* 69

Frances L Alexander
Notary Public

Commission expires My Commission Expires September 30, 1970

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 .....

DEC 18 69	CONV	27,500.00				
DEC 18 69	S'TAX		A*	71.50		
DEC 18 69	PR'FEE		A*	.50		
DEC 18 69	W'DEED		A*	3.00	*	75.00

OAKES AND SMITH REALTY CO., INC.

WARRANTY DEED

FROM

JAMES F. HAWTHORNE, ET UX

TO

DOROTHY M. SAWYER

A 63886

IDENTIF. REFERENCE

DEC 18 9 35 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

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

PEDIGO & SAINDON