WARRANTY DEED

BOOK 4395 PAGE 564

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John R. Lamons (NAME)	Guaranty Mortgage Co. (NAME)	Map 149-4
2508 Deerpath Drive (STREET ADDRESS OR ROUTE NUMBER)	Capitol Hill Blvd., (STREET ADDRESS)	Par. 143
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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 4211 page 959, Register's Office for Davidson County, Tennessee.

We, Donald M. Watson and wife, Peggy S. Watson

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

John R. Lamons and wife, Diana F. Lamons

their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 493 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. 493 fronts 80 feet on the northeasterly side of Deerpath Drive and runs back between parallel lines 150 feet to a line at the rear on which it measures 80 feet thereon.

Being the same property conveyed to Donald M. Watson and wife, Peggy S. Watson by deed from Ralph Stevens Construction Company, Inc., of record in Book 4211, page 957, 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 $ 28,394.61

Subscribed and sworn to before me, this the 23 day of January 19 70

Affiant John R. Lamons

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

Notary Public Nellie T. Weimar

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

John R. Lamons and wife, Diana F. Lamons

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 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*

John R. Lamons and wife, Diana F. Lamons, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 2nd day of ~~January~~ Febr., 19 70 the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald M. Watson

Peggy S. Watson

This Instrument Was Prepared By

Phillip Saindon (pbs)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* Donald M. Watson and wife, Peggy S. Watson, *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* 2nd *day of* ~~January~~ Febr., *19*70.

Nellie T. Weimar, *Notary Public*

Commission expires 5/10/70

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 .....

OAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM

DONALD M. WATSON, ET UX

TO

JOHN R. LAMONS, ET UX

2568

A 67643

IDENTIF. REFERENCE

FEB 3 10 11 AM '70

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

FEB-3?0	CONV	28,394.61				
FEB-3?0	S'TAX		B*	73.84		
FEB-3?0	PR'FEE		B*	.50		
FEB-3?0	W'DEED		B*	3.00	*	77.34

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE

PEDIGO & SAINDON