WARRANTY DEED

BOOK 4400 PAGE 716

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Drell Allen (NAME)	Guaranty Mortgage Company (NAME)	Map 120-9
521 Glenpark Drive (STREET ADDRESS OR ROUTE NUMBER)	311- 7th Avenue, N. (STREET ADDRESS)	Pc. 42
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pat

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

For and in Consideration of the sum of ($10.00)

- - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance $13,446.97 of an original note dated February 21, 1964, in the amount of $14,900.00, which note is secured by a Deed of Trust executed by Bill T. Oakley and wife, to Herschel Greer, Trustee, of record in book 3719, page 503, Register's Office for Davidson County, Tennessee.

We, Bill T. Oakley and wife, Edna D. Oakley

have bargained and sold, and by these presents do transfer and convey unto the said E. Drell Allen and wife, Geraldine M. Allen, 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 a part of lot 5A-11 on the Plan of Glengarry Park, Section 5, as of record in book 3300, page 58, Register's Office for said County.

Beginning at a point in the northerly margin of Glenpark Drive at the common dividing line between lots Nos. 5A-10 and 5A-11 on said Plan; thence northerly 140 feet more or less, to a point in the south right-of-way of Briley Parkway; thence westerly 85 feet, more or less along said right-of-way line to a point of offset in said line; thence northerly 25 feet more or less to a point in said right-of-way line; thence westerly 20 feet more or less to a point in the westerly line of lot 5A-11 where the south right-of-way line of Briley Parkway crosses said line; thence southerly 177.3 feet more or less along the dividing line between lots 5A-11 and 5A-12 to a point in the northerly margin of Glenpark Drive; thence easterly along the northerly margin of said Glenpark Drive 74.7 feet to the point of beginning.

Being the same property conveyed to Bill T. Oakley and wife, Edna D. Oakley, by deed from Cumberland Valley Builders Corporation, of record in book 3701, page 199, Register's Office for said County.

This conveyance is made subject to restrictions of record in book 2796, page 604, and in book 3186, page 148, and in book 3377, page 568, and in book 1788, page 349, Register's Office for Davidson County, Tennessee, and a 30-foot minimum building setback line from Glenpark Drive, and a 2-1/2 x 30 foot anchor easement at the northeast corner of said lot, and conditions of owners certificate as shown on plan of record in book 3300, page 58, Register's Office for Davidson County, Tennessee, and lack of direct access to Briley Parkway from the premises in question such right of access having been granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed recorded in book 3619, page 361, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,146.00

Subscribed and sworn to before me, this the 27th day of February, 1970.

Affiant

My commission expires: [illegible] 13, 1971 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. Drell Allen and Geraldine M. Allen, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* E. Drell Allen and wife, Geraldine M.Allen, *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,* except as above set out.

And we, Bill T. Oakley and wife, Edna D. Oakley *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* E. Drell Allen and wife, Geraldine M.Allen, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 27th *day of* February, *19* 70. ~~*x the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*~~

Bill T Oakley

Edna D. Oakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, HUGH T. BRADLEY, a Notary Public in and for said County and State, the within named Bill T. Oakley and Edna D. Oakley

the bargainors, 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 27th day of February, 1970.

Hugh T. Bradley, Notary Public.

Commission Expires April 15, 1971

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

BOOK 4400 PAGE 719

WARRANTY DEED

FROM

Bill T. Cakley et ux

TO

E. Drell Allen et ux

File: Union Trust Co. box

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IDENTIF. REFERENCE

MAR 2 3 29 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

3720 Prior Deed

Bill T. Cakley et ux - to E. Drell Allen et ux

MAR-2? CONV 22,446.00
MAR-2? S'TAX A* 58.24
MAR-2? PUFEE A* .50
MAR-2? WDEED A* 6.00 * 64.74