BOOK 4406 PAGE 735

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elaine J. Carney (NAME)	Guaranty Mortgage (NAME)	MAP 75-13
258 Bonnalyn Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Straat (STREET ADDRESS)	Par. 60
Hermitage, Tenn. 37076 (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 an indebtedness as evidenced by an instrument of record in Book 3212, page 405, Register's Office for Davidson County, Tennessee.

We, Harold L. Shelton and wife, Ruby J. Shelton

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

Elaine J. Carney

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

Land in Davidson County, Tennessee, being Lot No. 215 on the Revised Map of Hermitage Hills Subdivision, Section 2, as of record in Book 2900, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 215 fronts 80 feet on the southeasterly side of Bonnalynn Drive and runs back 150 feet on the southeasterly line and 149.8 feet on the northwesterly line to a dead line in the rear and measures 80 feet thereon.

Being the same property conveyed to Harold L. Shelton and wife, Ruby J. Shelton by deed from Gilbert Douglas Martin and wife, Linda M. Martin of record in Book 4351, page 255, 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 $ 15,105.44

Subscribed and sworn to before me, this the 26 day of March 19 70

Affiant Harold L. Shelton

My commission expires: (Affix Seal)

Notary Public Ruby Gipson

This is { unimproved / improved } 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

Elaine J. Carney, her *(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*

Elaine J. Carney, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 19 *day of* March, 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.*

Harold L. Shelton

Ruby J. Shelton

This Instrument Was Prepared By

Delvey W. Pedigo

The Law Firm Pedigo & Saindon

[illegible] Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Harold L. Shelton and wife, Ruby J. Shelton

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 19 *day of* March, *19* 70

Otis W. Charlton, Notary Public

Commission expires 11-20-72

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 .....

MAR26 70 CONV 15,105.41
MAR26 70 S'TAX A* 39.26
MAR26 70 PR'FEE A* .50
MAR26 70 W'DEED A* 3.00 * 42.76

A 7 2 5 8 2

IDENTIF. REFERENCE

MAR 26 10 25 AM '70

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

HAROLD L. SHELTON, ET UX

TO

ELAINE J. CARNEY

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