THIS INSTRUMENT PREPARED BY: DAN H. JORDAN, 427 STAHLMAN BLDG, NASHVILLE, TENN

WARRANTY DEED

BOOK 4407 PAGE 34

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas McIver, etux	Guaranty Mortgage Company	6D64950
(NAME)	(NAME)	
599 Hill Creek Drive	311 Seventh Avenue, North	Map 147-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Par 146
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWENTY-THREE THOUSAND SIX HUNDRED SIX AND 88/100 ----------($23,606.88)---------- *Dollars,*

of which sum $6,650.00 has been paid in cash by Thomas H. McIver and wife Alma Jean McIver receipt of which, is hereby acknowledged and for further consideration the Grantees herein assume and agree to pay the unpaid balance of $16,956.88 of an indebtedness secured by Deed of Trust of record in Book 4063, page 468, Registers Office for Davidson County, Tennessee

Folk-Jordan Company, Inc. has

~~XXX~~*this day bargained and sold, and do hereby transfer and convey unto the said* Thomas H. McIver and wife Alma Jean McIver, their ~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 422 on the Plan of Candlestick Farms, Section IV, as of record in Book 3600, page 71, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Brewer Drive, said point being the common front corners of Lot Nos. 422 and 423; thence in a southwesterly direction a distance of 167.0 feet to a point; thence in an easterly direction a distance of 176.8 feet to a point in the westerly margin of Hill Creek Drive, said point being the common front corners of Lot Nos 422 and 421; thence in a northerly direction along the westerly margin of Hill Creek Drive a distance of 69.6 feet to a point which is the beginning of an arc; thence in a northwesterly direction along said arc, a distance of 35.6 feet to a point in the westerly margin of Brewer Drive; thence in a northwesterly direction along said margin of Brewer Drive a distance of 81.9 feet to the point of beginning.

BEING the same property conveyed to Folk-Jordan Company, Inc. by deed from Don Edward Daniels and wife Patricia M. Daniels of record in Book 4401, page 89, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 3375, page 468, R.O.D.C., a minimum set back and a 10' utility easement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,606.88

Subscribed and sworn to before me, this the 26th day of March 1970

Affiant

My commission expires: Dec. 1 1972 (Affix Seal)

Notary Public

STATE OF TENNESSEE REAL ESTATE TRANSFER

This is unimproved ( ) improved (X) property, known as 599 Hill Creek Drive, Nashville, Tennessee
(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 Thomas H. McIver and wife Alma Jean McIver, their ~~XXXXX~~ *(successors), heirs and assigns forever.* Grantor *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor *further covenant and bind* itself, its successors ~~XXXX~~ *and representatives, to warrant and forever defend the title to said real estate to said* Thomas H. McIver and wife Alma Jean McIver, their ~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 26th *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.*

FOLK-JORDAN COMPANY, INC.

Attest: Joseph N. Dawson Secretary

By: Richard C. Jordan President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

..... *the within named 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 ..... *Tennessee, 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* Richard C. Maddux & Joseph N. Dawson, *with whom I am personally acquainted, and who, upon oath, acknowledged* Themselves ~~XX~~ *to be* President and Secretary *of the* Folk-Jordan Company, Inc., *the within named bargainor, a corporation, and that* t he *was such* President and Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves ~~XXXXXX~~ President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 1st *day of* March, *19* 70

Commission expires 4-26-1972 ..... *Notary Public*

MAR 27 70	CONV	23,606.80				
MAR 27 70	S'TAX		A*	61.36		
MAR 27 70	PR'FEE		A*	.50		
MAR 27 70	W'DEED		A*	3.00	*	64.86

WARRANTY DEED

FROM
Folk-Jordan Company, Inc.
TO
Thomas H. McIver and wife
Alma Jean McIver

A 72714

T
IDENTIF. REFERENCE

MAR 27 10 30 AM '70
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