TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings (NAME)	Map 59-10
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par. 182
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BOOK 4412 PAGE 638

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by John A. Guyton and wife, Thelma R. Guyton

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, W. C. Allen and wife, Irene N. Allen

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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 Lot No. 386 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, page 11, Register's Office for said County.

Said lot fronts 80 feet on the west side of Du Bois Drive and extends back 112 feet on the south line and 176.4 feet on the north line to a dead line and measures 103.1 feet.

Being part of the property vested in W. C. Allen and wife, Irene N. Allen, by deed from Lineberger Development Company, as of record in Book 4353, page 194, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1970.

This is unimproved ( ) improved (X) property, known as 3805 Dubois Drive (House Number) (Street) Nashville, Tennessee (P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of April, 1970.

W. C. Allen

Irene N. Allen

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named W. C. Allen and wife, Irene N. Allen 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 13th day of April, 1970.

Commission expires April 6 1973 Notary Public [illegible]

TENNESSEE TITLE COMPANY

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
[illegible]

PUT REVENUE STAMPS HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

$1,600.00

Warranty Deed

FROM
W. C. ALLEN AND WIFE,
IRENE N. ALLEN
TO
JOHN A. GUYTON AND WIFE,
THELMA R. GUYTON
REGISTER STAMP BELOW

A 75240

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IDENTIF. REFERENCE

APR 22 2 46 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 22	CONV	24,600.00				
APR 22	S'TAX		A*	63.96		
APR 22	PR'FEE		A*	.50		
APR 22	W'DEED		A*	3.00	*	67.46

MR GUYTON SIGN HERE

+ HOUSE NOTARY TO TAKE ACKNOWLEDGEMENT

I hereby offer this instrument for record and co
swear or affirm that to the best of my knowledge
and belief the amount of the actual consideration
for said property is 24,600
STATE OF KANSAS
COUNTY OF RILEY
Subscribed and sworn to before me this 13 day of
April, 70.
Olga C. Smith
Notary Public, in and for
the aforesaid State and
County.

My commission expires
28 Aug 1971

OLGA C. SMITH
NOTARY PUBLIC
RILEY COUNTY, KANSAS