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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. L. W. Harmon, (NAME:)	Guaranty Mortgage Company (NAME:)	3D-09955
319 Emery Drive, (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue, North (STREET ADDRESS)	
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (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.

This Instrument Was Prepared By

Penny Pedigo, Jr.

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

I, Flora Bell Rose, as Executrix under the Will of Joe E. Curtis, deceased, of record in Will Book 94, page 205, of the County Court Clerk's Office of Davidson County, Tennessee, and as Executrix under the Will of Evelyn V. Curtis, deceased, of record in Will Book 94, page 202, of the County Court Clerk's Office of Davidson County, Tennessee, and pursuant to the authority and power vested in me by the terms of said Wills and for the purposes set out therein,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Lawrence William Harmon and wife, Ellen M. Harmon, 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. 28 and the southerly 40 feet front and 40.6 feet rear of a tract marked "Reserved for Future Development" on the Plan of Lakeland, as of record in Book 2133, page 15, said Register's Office.

Beginning on the easterly margin of Emery Drive at the corner of Lots Nos. 28 and 29; thence northwardly 140.5 feet to the southwest corner of that part of said Reserved Tract conveyed to Ralph D. Stevens and wife, by deed from L. B. Jones and wife, of record in Book 2603, page 313, said Register's Office; thence sith said Stevens' southern boundary line, eastwardly 248.8 feet, more or less, to said Stevens' southeast corner; thence south 2° 13' west 142 feet to the corner of said Lots Nos. 28 and 29; thence with the line between said two lots, westwardly 273.5 feet to the beginning.

Being the same property conveyed to Joe E. Curtis and wife, Evelyn B. Curtis, by deed from Fred H. Butler and wife, Joan D. Butler, of record in Book 4049, page 755, Register's Office for Davidson County, Tennessee. The said Evelyn B. Curtis and Evelyn V. Curtis is one and the same person. The said Joe E. Curtis and wife, Evelyn B. and/or Evelyn V. Curtis, are now deceased. The above described property is part of the property owned by the said Joe E. Curtis and wife, Evelyn V. Curtis, at the time of

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 22,300.00

Subscribed and sworn to before me, this the 24th day of April 19 70

My commission expires: February 14, 1973
(Affix Seal)

Affiant

A.M. Tenison, Notary Public

death and under their separate wills Flora Bell Rose was named Executrix therein with full power of sale of said property. The will of Joe E. Curtis, deceased, is of record in Will Book 94, page 205, of the County Court Clerk's Office of Davidson County, Tennessee, and the will of Evelyn V. Curtis, deceased, who was also known as Evelyn B. Curtis, is of record in Will Book 94, page 202, of the County Court Clerk's Office of Davidson County, Tennessee.

This conveyance is subject to the restrictive covenants of record in Book 2138, page 65, said Register's Office, and the Plan of record in Book 2133, page 15, said Register's Office, shows an Owner's Certificate, a 40-foot minimum building set-back line from Emery Drive, as to Lot 28, and a 10-foot easement for public utility purposes along the rear line of said property and a utility anchor easement located on the northwesterly corner of said Lot No. 28.

This is unimproved (X) improved ( ) property, known as 319 Emery Drive, Nashville, Tenn. 37214
(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 Lawrence William Harmon and wife, Ellen M. Harmon, their *heirs and assigns, forever.*

And I *do covenant with the said* Lawrence William Harmon and wife, Ellen M. Harmon, *that* I, as Executrix, am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Flora Bell Rose, Executrix under the wills of Joe E. Curtis *And* Evelyn V. Curtis, deceased, *do further covenant and bind* myself as Executrix, my/~~heirs~~ successors *and representatives, to warrant and forever defend the title to the said land to the said* Lawrence William Harmon and wife, Ellen M./Harmon, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 24th *day of* April, *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.*

Flora Bell Rose, Executrix

Flora Bell Rose, Executrix under the Wills of Joe E. Curtis and Evelyn V. Curtis, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. M. Tenison, *a Notary Public in and for said County and State, the within named* Flora Bell Rose, Executrix under the Wills of Joe E. Curtis and Evelyn V. Curtis, deceased,

Executrix
the bargainor, with whom I am personally acquainted, and who acknowledged that she as such/ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 24th *day of* April, *19* 70

A. M. Tenison, *Notary Public.*

Commission Expires February 14, 1973

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.....

GUARANTY MORTGAGE CO. OF NASHVILLE

WARRANTY DEED

FROM

FLORA BELL ROSE

TO

LAWRENCE WILLIAM HARMON, ET UX

A 75899

IDENTIF. REFERENCE

APR 29 1 40 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR29P CONV 22,300.00
APR29P S'TAX A* 57.98
APR29P PRFEE A* 50
APR29P W/DEED A* 6.00 * 64.48

Owner's Title - Guaranty Title 156361

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PEDIGO & SAINDON

$22300 - Tax 57.98
Rec. & Clerk's Fee 6.50
$6448

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