This instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

WARRANTY DEED

BOOK 4418 PAGE 771

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Pack, et ux (NAME:)	Guaranty Mortgage Company (NAME:)	Map 116-5
159 Davidson Road (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue, North (STREET ADDRESS)	Par. 20
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

MO

For and in Consideration of the sum of ----------

----------Ten and No/100 ($10.00) ---------- *DOLLARS*

the assumption of the balance due on a note dated July 12, 1961 secured by a Deed of Trust executed by Robert A. Renaud and wife, Mary L. Renaud to Hershel Greer, Trustee, dated July 12, 1961 as of record in Book 3267, Page 287, Register's Office for Davidson County, Tennessee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, David M. Epstein and wife, Audrey R. Epstein

---------- *have bargained and sold, and by these presents do transfer and convey unto the said* David M. Pack & wife, Ruth D. Pack ---------- 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. 335, on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's Office for said County.

Said lot No. 335 fronts 175 feet on the southerly side of Davidson Road and extends back 270.6 feet on the easterly line and 216.4 feet on the westerly line to a dead line, measuring 183.2 feet thereon.

Being the same property conveyed to Davis M. Epstein and wife, Audrey, by deed from Robert A. Renaud and wife, of record in Book 4354, page 618, and by deeds of correction of record in Book 4359, page 796, and Book 4366, page 88, Register's Office for said County.

The above conveyance is subject to 1970 property taxes prorated the date of deed and assumed by purchasers, a ten-foot utility easement along the westerly and real lines of premises, a 75-foot building set-back line from Davidson Road, conditions of owner's certificate as shown on plan of record in Book 2663, page 109, Register's Office of Davidson County, Tennessee; agreement contained in Deed from H. G. Hill Realty Company to Sheridan Construction Company dated July 1, 1960 of record in Book 3100, page 428, Register's Office of Davidson County, Tennessee, and restrictive covenants contained in an instrument of record in Book 3100, page 428, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,500.00

Subscribed and sworn to before me, this the 20th day of May, 19 70

My commission expires: 7-22-72 (Affix Seal)

William F. Howard
Affiant

Josephine M. McKinnon
Notary Public

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IDENTIF. REFERENCE

MAY 20 12 02 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 20	CONV	52,500.00			
MAY 20	S'TAX		A* 136.50		
MAY 20	PR'FEE		A* .50		
MAY 20	W'DEED		A* 4.50	*	141.50

unimproved ( )
This is improved (X) property, known as 159 Davidson Road, Nashville, Tennessee
(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 David M. Pack and wife, Ruth D. Pack their *heirs and assigns, forever.*

And we *do covenant with the said* David M. Pack and wife, Ruth D. Pack *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 stated above

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* David M. Pack and wf., Ruth D. Pack, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 19th *day of* May, *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.*

DAVID M. EPSTEIN

AUDREY R. EPSTEIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Josephine M. McNamara, a Notary Public in and for said County and State, the within named David M. Epstein and wife, Audrey R. Epstein

the bargainor, 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 19th day of May, 1970

Josephine M. McNamara, Notary Public.

Commission Expires 2-22-72

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.....