(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee 37115)

BOOK 4419 PAGE 487

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald K. Holman et ux	Guaranty Mortgage Company	Map 161-4
(NAME:)	(NAME:)	
5017 Bonnaside Drive	Capitol Hill Building	Par. 103
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS* cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of an indebtedness owing to Guaranty Mortgage Company of Nashville secured by a deed of trust of record in Book 3826, page 947, Register's Office for Davidson County, Tennessee;
We, TIMOTHY M. OVERTON AND WIFE, MARGARET ANN OVERTON, hereinafter called the grantors *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ DONALD K. HOLMAN AND WIFE, BARBARA J. HOLMAN, herein called the 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. 7 on the Map of Tusculum Fields, as of record in Book 2330, page 16, Register's Office for said County.

Said Lot No. 7 fronts 77 feet on the north side of Tusculum Road and runs back 169.8 feet on the west line and 181 feet on the east line to a dead line in the rear on which it measures 67 feet.

Being the same property conveyed to Timothy M. Overton and wife, Margaret Ann Overton, by deed from George M. Johnson and wife, Lucile B. Johnson, of record in Book 4400, page 313, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2495, page 365; and setback line and easement of record in Book 2330, page 16, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 394 Tusculum 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 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,* except as stated herein.

And we, the said grantors, *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.*

Witness our *hand* s *this* 22 *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.*

Timothy M. Overton
(Timothy M. Overton)

Margaret Ann Overton
(Margaret Ann Overton)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Timothy M. Overton and wife, MargarettAnn Overton,

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* 22 *day of* May *, 19* 70.

Phil K. George *Notary Public*

PHIL K. GEORGE NOTARY PUBLIC DAVIDSON CO. TENN.

Commission expires 11-1-70

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* ..... *.*

MAY22'70 CONV $ 17,600.00
MAY22'70 REV TAX A* 30.16
MAY22'70 RTFEE A* .50
MAY22'70 RDEED A* 3.00 * 33.66

Witness my hand and seal, at office in ..... *this* ..... *day of* ..... *, 19* .....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 17600.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Donald K. Holman
Affiant

Subscribed and sworn to before me this the 22 day of May, 1970.

Phil K. George
Notary Public

PHIL K. GEORGE NOTARY PUBLIC DAVIDSON CO. TENN.

Commission Expires: 11-1-70

WARRANTY DEED

FROM

TIMOTHY M. OVERTON ET UX

TO

DONALD K. HOLMAN ET UX

A 78394

IDENTIF REFERENCE

MAY 22 2 10 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee