TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Miss Ruth Lyons, (NAME)	Guaranty Mortgage Company, (NAME)	16W-4340
1816 Beach Ave., (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North, (STREET ADDRESS)	
Nashville, Tenn 37203 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	BOOK 4422 PAGE 699

This instrument prepared by Raymond L. Barrett, 4504 Wayland Drive, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by RUTH LYONS (Unmarried)

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Raymond L Barrett and wife, Jill Butler Barrett

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 the northerly 50 feet of Lot No. 6 on the Map of Waverly Place, as of record in Book 57, page 95, Register's Office for said County.
Said part of said lot fronts 50 feet on the easterly side of Beach Avenue and runs back between parallel lines, 180 feet on the northerly side and 178.5 feet, more or less, to a line in the rear, measuring 50 feet thereon.
Being the same property conveyed to Raymond L. Barrett and wife, Jill Butler Barrett, by deed from Mable Leon Holt, Walter Johnson, Eddie Johnson, and William Johnson, Jr., of record in Book 4353, page 301, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1970 taxes have been prorated and are hereby assumed by the purchaser.

This is unimproved ( ) improved (X) property, known as 1816 Beach Ave., Nashville, Tenn. 37203
(House Number) (Street) 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 2nd day of June 1970

Raymond L. Barrett
Jill Butler Barrett

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Raymond L. Barrett and wife, Jill Butler Barrett 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 2nd day of June 1970

Commission expires February 14, 1973 Notary Public A. M. Tenison

TENNESSEE TITLE COMPANY

GUARANTY MORTGAGE CO. OF NASHVILLE

Warranty Deed

FROM

RAYMOND L. BARRETT ET UX

TO

RUTH LYONS (Unmarried)

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $14,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 2nd day of June 1970

A. M. Tenison, Notary Public
My Commission expires Feb. 14, 1973

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

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

A 7 9 8 2 5 BOOK 4422 PAGE 700

IDENTIF. REFERENCE

JUN 8 1 57 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-8?0	CONV	14,000.00			
JUN-8?0	S'TAX		A* 36.40		
JUN-8?0	PR'FEE		A* .50		
JUN-8?0	W'DEED		A* 3.00	*	39.90