THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

BOOK 4425 PAGE 21

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gordon S. Stewart, et ux (NAME)	Guaranty Mortgage Co. (NAME)	Map 73-7
2404 Fairbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North (STREET ADDRESS)	Par. 50 PW
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---$10.00---

----------TEN AND NO/100---------- *Dollars,*

Cash in hand paid by Gordon S. Stewart and wife, Bernice P. Stewart, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $14,050.00, secured by a deed of trust to Herschel Greer, Trustee as of record in Book 4063, Page 101, Register's Office for Davidson County, Tennessee.

We, Ross Charles Crutchfield and wife, Florene H. Crutchfield

have this day bargained and sold, and do hereby transfer and convey unto the said

Gordon S. Stewart and wife, Bernice P. Stewart

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 421, on the Plan of Sunset View, Section 6, as of record in book 2900, pages 54 and 55, Register's Office for said County.

Said Lot No. 421 fronts 115 feet on the northwesterly side of Fairbrook Drive and extends back 189.8 feet on the northeasterly line and 140 feet on the southwesterly line to a dead line, measuring 66.6 feet thereon.

Being the same property conveyed to Ross Charles Crutchfield and wife, Florene H. Crutchfield by deed from Robert C. Weaver, Secretary of Housing and Urban Development of record in book 4063, page 98, Register's Office for said County.

NOTARY PUBLIC SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,330.51

Subscribed and sworn to before me, this the 15 day of June 19 70

Affiant Bonnie Bailey

My commission expires: 11-30-70 (Affix Seal)

Notary Public Thelma K. Williams

This is { unimproved ( ) / improved ( ) } property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Gordon S. Stewart and wife, Bernice P. Stewart

their *(successors),*

heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Gordon S. Stewart and wife, Bernice P. Stewart their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 15th *day of* June, 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.*

X Ross Charles Crutchfield
Ross Charles Crutchfield

X Florene H. Crutchfield
Florene H. Crutchfield

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thelma R. Williams, *a Notary Public in and for said County and State,* Ross Charles Crutchfield and wife, Florene H. Crutchfield

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* 15th *day of* June, *19* 70

Thelma R. Williams *Notary Public*

Commission expires 11-30-70

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* .....

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

.....*Notary Public*

Commission expires .....

JUN 17 7⁰ CONV 18,330.51
JUN 17 7⁰ S'TAX A* 47.58
JUN 17 7⁰ PR'FEE A* .50
JUN 17 7⁰ W'DEED A* 3.00 * 51.08

WARRANTY DEED

FROM

Ross Charles Crutchfield, et ux

TO

Gordon S. Stewart, et ux

A 8 0 9 2 6

IDENTIF. REFERENCE

JUN 17 1 07 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Hobson + Johnson