This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
CLYDE STANLEY MYATT, ET UX	GUARANTY MTG. CO.	Map 130-15
(NAME)	(NAME)	Pcl. 10
(STREET ADDRESS OR ROUTE NUMBER)	311 SEVENTH AVENUE NORTH (STREET ADDRESS)	BOOK 1428 PAGE 340
(CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENN. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ----------
($10.00) ---------- Dollars,
CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION OF THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST TO GUARANTY MORTGAGE CO. OF RECORD IN BOOK 3621, PAGE 189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WE, JOHN C. FERGUSON AND WIFE, JANE K. FERGUSON

have this day bargained and sold, and do hereby transfer and convey unto the said CLYDE STANLEY MYATT AND WIFE, CATHY P. MYATT

THEIR (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF CHICKERING HILLS, SEC. I, OF RECORD IN BOOK 2331, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 7 FRONTS 180 FEET ON THE NORTHEASTERLY SIDE OF BEEKMAN DRIVE AND EXTENDS BACK 503 FEET ON THE WESTERLY LINE AND 509.6 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 180 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. FERGUSON AND WIFE, JANE K. FERGUSON BY DEED FROM WILLIAM S. HARPER AND WIFE, AS OF RECORD IN BOOK 3578, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY. THIS CONVEYANCE IS SUBJECT TO THE EASEMENTS FOR SEWER AND/OR STORM DRAINAGE AS OF RECORD IN BOOK 4305, PAGE 835, R.O.D.C., RESTRICTIONS OF RECORD IN BOOK 2335, PAGE 606, R.O.D.C. AND SET-BACK LINES AND EASEMENTS SHOWN ON RECORDED PLAN OF RECORD IN BOOK 2331, PAGE 8, R.O.D.C., THE DEED OF TRUST AS HEREIN SET OUT IN BOOK 3621, PAGE 189 R.O.D.C. AND 1970 TAXES WHICH ARE ASSUMED BY THE GRANTEES.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 41,000.00

Subscribed and sworn to before me, this the 20 day of JULY, 1970

My commission expires: 9-14-71 (Affix Seal)

Affiant

Notary Public Virginia Phillips

PHILLIPS ... NOTARY PUBLIC ... DAVIDSON CO. TENN.

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 CLYDE STANLEY MYATT AND WIFE, CATHY P. MYATT

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. EXCEPT AS HEREIN STATED.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said CLYDE STANLEY MYATT AND WIFE, CATHY P. MYATT

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

Witness OUR hand S this 20th day of JULY, 1970 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John C. Ferguson

Jane K. Ferguson

BOOK 4428 PAGE 341

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Virginia Phillips, *a Notary Public in and for said County and State,* JOHN C. FERGUSON AND WIFE, JANE K. FERGUSON

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, Tenn. *this* 30th *day of* JULY Stated, *19* 70

Virginia Phillips *Notary Public*

Commission expires 9-14-71

VIRGINIA PHILLIPS NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

WARRANTY DEED

FROM

JOHN C. FERGUSON, ET UX

TO

CLYDE STANLEY MYATT, ET UX

JUN 30 70	CONV	41,000.00			
JUN 30 70	S'TAX		A*	106.60	
JUN 30 70	PR'FEE		A*	.50	
JUN 30 70	W'DEED		A*	3.00	* 110.10

A 8 2 3 2 6

IDENTIF. REFERENCE

JUN 30 2 43 PH '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