G-216357

WARRANTY DEED

BOOK 4428 PAGE 957

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. Marshall Cranford (NAME)	G. Marshall Cranford (NAME)	IID-36660
712 South Summerfield Dr., (STREET ADDRESS OR ROUTE NUMBER)	712 South Summerfield Dr., (STREET ADDRESS)	
Madison, Tenn. (CITY) (P. O. ZONE) (STATE)	Madison, Tenn. (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten & No/100 ($10.00) - *DOLLARS*
Cash in hand, paid this date, and other good and valuable considerations; including the consideration that grantees do assume and agree to pay the unpaid balance on a note payable to the Old Hickory Employees Credit Union, in the amount of $16,510.70, which note is secured by deed of trust of record in Book 3791, Page 669, Register's Office, Davidson County, Tenn.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $42,750.00 Affiant G. Marshall Cranford
Subscribed and sworn to before me this 2 day of July 1970
Deputy Register B Rumble

Joel K. Waltenbaugh and wife, Elizabeth M. Waltenbaugh,

have bargained and sold, and by these presents do transfer and convey unto the said G. Marshall Cranford and wife, Frances J. Cranford,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* Being Lot No. 73 on the Plan of Section III, Bonnie Brae, as of record in Book 2854, Page 61, Register's Office for said County.
Said Lot No. 73 fronts 135 feet on the east side of South Summerfield Drive, and runs back 311.7 feet on the north line and 313.7 feet on the south line, to a dead line in the rear on which it measures 135 feet.
Being the same property conveyed to Joel K. Waltenbaugh and wife, Elizabeth M. Waltenbaugh, by deed from Albert Freeman Crockett, Jr. and wife, as of record in Book 3679, Page 489, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 2929, Page 129 and the recorded plan shows an Owner's Certificate, a 150 set back line from South Summerfield Drive and a 10-foot easement for public utilities along the east rear line.

This instrument prepared by
Kord & Lewis Realty Co.,
114 Union St., Nashville, Tenn.

unimproved ( )
This is improved (X) property, known as 712 S. Summerfield Drive, Madison, Tenn.
(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 G. Marshall Cranford and wife, Frances J. Cranford, their *heirs and assigns, forever.*

And we *do covenant with the said* G. Marshall Cranford and wife, Frances J. Cranford, *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 herein stated and taxes for the year 1970, which have been prorated and will be paid by grantees.

And Joel K. Waltenbaugh and wife, Elizabeth M. Waltenbaugh, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* G. Marshall Cranford and wife, Frances J. Cranford, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 30th *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.*

Joel K. Waltenbaugh

Elizabeth M. Waltenbaugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mae F. Lewis, *a Notary Public in and for said County and State, the within named* Joel K. Waltenbaugh and wife, Elizabeth M. Waltenbaugh,

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* 3rd *day of* June, *19* 70.

Mae F. Lewis, *Notary Public.*

Commission Expires May 15, 1971.

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.....

WARRANTY DEED

FROM

Joel K. Waltenbaugh et ux,

Mail TO

G. Marshall Cranford et ux

1228 Rugby Dr.

Nash. Tenn

A 82594

IDENTIF. REFERENCE

JUL 2 2 26 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-2?? CONV 42,750.00
JUL-2?? STAX A* 111.02
JUL-2?? FEE A* .50
JUL-2?? RECD A* 6.00
11752

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE