THIS INSTRUMENT PREPARED BY: BOOK 4429 PAGE 915

C. EDWARD COOMER
Attorney at Law
1703 Parkway Towers
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Herman S. Partin et ux	Guaranty Mortgage Company	Map 131-1
(NAME)	(NAME)	
1114 Brookmeade Drive	311 7th Avenue, North	Pac. 254
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37204	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN and 00/100 ($10.00)

DOLLARS

cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption by the Grantees for the balance of an indebtedness payable to the order of Guaranty Mortgage Company of Nashville, Tennessee and secured by a Deed of Trust of record in Book 3876, Page 578, in the Register's office of Davidson County, Tennessee.

We, Allan D. Kerns and wife, Gwynn B. Kerns, *have bargained and sold, and by these presents do transfer and convey unto the said* Herman S. Partin and wife, Patricia D. Partin, 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. 16 on the Map of Duncanwood, as of record in Book 1424, page 139, Register's office for said County.

Said Lot No. 16 fronts 70 feet on the northerly side of Brookmeade Drive and runs back between lines 188.2 feet on the westerly line and 255.9 feet on the easterly line, to a dead line in the rear on which it measures 138 feet.

Being the same property conveyed to Allan D. Kerns and wife, Gwynn G. Kerns, by deed from James L. Talbot, Jr. and wife, Sarah Jeannette G. Talbot, of record in Book 3876, Page 577, Register's office for said County.

unimproved ( )
This is improved (X) property, known as 1114 (House Number) Brookmeade (Street) Drive, Nashville (P. O. Address:) Tennessee (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 Herman S. Partin and wife, Patricia D. Partin, their *heirs and assigns, forever.*

And We *do covenant with the said* Herman S. Partin and wife, Patricia D. Partin *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 for a prior deed of trust referred to above.

And We, Allan D. Kerns and wife, Gwynn B. Kerns *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Herman S. Partin and wife, Patricia D. Partin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 8th *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.*

x Allan D. Kerns
ALLAN D. KERNS

x Gwynn B. Kerns
GWYNN B. KERNS

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Jaye Hunt, a Notary Public in and for said County and State, Allan D. Kerns and wife, Gwynn B. Kerns

the within named bargainors, 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 Nashville, Tennessee, this 8th day of July, 1970.

Betty Jaye Hunt
Notary Public

My commission expires 5-7-74

JUL-8 70 CONV 23,100.00
JUL-8 70 S'TAX A* 60.06
JUL-8 70 PR'FEE A* .50
JUL-8 70 W'DEED A* 3.00 * 63.56

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.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ $23,100.00.

Herman S. Partin
AFFIANT

Subscribed and sworn to before me this the 8th day of July, 1970.

attest: Cecil Rogers
~~NOTARY PUBLIC~~ Deputy Register

~~My Commission Expires:~~

WARRANTY DEED

FROM

~~Allan D. Kerns and wife, Gwynn G. Kerns~~

TO

Herman S. Partin and wife, Patricia C. Partin.

A 8 3 0 1 3

IDENTIF. REFERENCE

JUL 8 12 56 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE