WARRANTY DEED

BOOK 4431 PAGE 810

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Thomas Kent (NAME)	Guaranty Mortgage Company (NAME)	Map 119-6
73 Jay Street, (STREET ADDRESS OR ROUTE NUMBER)	Capitol Hill Bldg., (STREET ADDRESS)	Par. 179
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3976 page 43, Register's Office for Davidson County, Tennessee.

We, Charles B. Taylor and wife, Mary R. Taylor

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

John Thomas Kent and Shirla Waller

their heirs, heirs and assigns,

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

Being Lot No. 29 on the Map of Sterling Heights, Section II, as of record in Book 1424, page 104, Register's Office for said County.

Said lot fronts 80 feet on the south side of Jay Street and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Charles B. Taylor and wife, Mary R. Taylor by deed from Harold E. McClendon and wife, Jean H. McClendon of record in Book 3976, page 42, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,589.50

Subscribed and sworn to before me, this the 14th day of July, 19 70

Affiant: John T. Kent

My commission expires: 5/7/74 (Affix Seal)

Notary Public: Lillie T. Kinman

unimproved

This is improved C.I.O. 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

John Thomas Kent and Shirla Waller

their 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 noted above.

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

John Thomas Kent and Shirla Waller, their heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 15th 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.

Charles B. Taylor

Mary R. Taylor

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* Charles B. Taylor and wife, Mary R. Taylor

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* July, *19* 70

Nellie T. Weimar, *Notary Public*

Commission expires 5/7/74

NELLIE T. WEIMAR 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 .....

JUL 16 70 CONV 10,589.50
JUL 16 70 S'TAX A* 27.56
JUL 16 70 PR'FEE A* .50
JUL 16 70 W'DEED A* 3.00 * 31.06

WARRANTY DEED

FROM
CHARLES B. TAYLOR, ET UX

TO
JOHN THOMAS KENT, ET AL

73 Last

A 8 3 8 5 4

IDENTIF. REFERENCE

JUL 16 12 19 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

PEDIGO & SAINDON