TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
~~Walter Allen Gwynne~~ (NAME)	United Mortgagee Corp. (NAME)	Map 22
3200 Union Hill Road (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 34
Joelton Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $10.00 BOOK 4436 PAGE 594

Ten and 00/100 DOLLARS

cash in hand paid by Walter Allen Gwynne and wife Joyce Faye Gwynne

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Owen M. Ferguson and wife Mattie F. Ferguson

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th, formerly the 24th Civil District of Davidson, County, Tennessee being known as lot No. 2 on the unrecorded map of the Guy E. Bates Subdivision described according to a copy of a survey thereof made December 31, 1951, by John M. Sullivan, County Surveyor, as follows: Beginning at a point in the west margin of Union Hill or Loggins Springs Road, at the corner of lots Nos.1 and 2 said point being 150 feet north of the line of the land conveyed to Leonard Baxter by deed of record in book 766, page 419, Register's Office for said Dounty: thence with the line between lots Nos. 1 and 2 south 82° 03' west 250 feet to a point'; thence north 7° 57' west 150 feet to a corner of lot No. 3; thence with the line between lots nos. 2 and 3, north 82° 03' east 250 feet to the west line of Union Hill Road; thence with the line of the same, south 7° 57' east 150 feet to the point of beginning.

This being the same property conveyed to Owen M. Ferguson and wife Mattie F. Ferguson by deed from Hardy H. Knight and wife Mary Lou Knight, by deed of record in Bood 4349 page 209, Regs ter's Office for waid County. This conveyance is subject to a deed of trust dated July 7, 1960 to George Wildon, Trustee, Trustee, or record in Book 4349 page 211.

This is unimproved ( ) improved ( ) property, known as 3200 Union Hill Road (House Number) (Street) Joelton, Tennessee P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of August, 19 70

Owen M Ferguson

Mattie F Ferguson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Owen M. Ferguson and wife Mattie F. Ferguson

the bargainors, with whom I am personally acquainted, and who acknowledged that we executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 19 70

Commission expires January 23, 1972 Notary Public Robt B Beck

NOTARY PUBLIC ROBERT B. BECK DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

OWEN M. FERGUSON AND wife MATTIE F. FERGUSO

Walter Allen Gwynne and wife Joyce Faye Gwynne

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $16, 838.53. This is equal to or greater than the property would bring at a fair and voluntary sale.

Walter Allen Gwynne

Sworn to and subscribed before me this 5th day of August 1970

My commission expires Jan 23 1972

PUT REVENUE STAMPS HERE:

PUT COUNTY CLERK'S STAMP HERE:

MARTHA LU BECK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Prepared by
Beck and Beck
1207 Dickerson Rd.
Nashville, Tenn. 37207

Returned to
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION
DAVIDSON COUNTY

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A 85957

IDENTIF. REFERENCE

AUG 5 2 39 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-5%	CONV	16,838.53			
AUG-5%	S'TAX		A*	43.68	
AUG-5%	PR'FEE		A*	.50	
AUG-5%	W'DEED		A*	3.00	* 47.18