BOOK 4440 PAGE 435

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF August, 1970

Harold L. Cobb
Notary Public

MY COMMISSION EXPIRES: 4-26-72
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond E. Marks (NAME)	Guaranty Mortgage Company (NAME)	4D31374
189 Jacksonian Drive (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue, North (STREET ADDRESS)	Map 74-12
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 38

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PERCY OTIS BLACK AND WIFE, PEGGY ANNE BLACK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAYMOND E. MARKS AND WIFE, EVELYN G. MARKS

HEREINAFTER CALLED THE 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 Davidson County, Tennessee, being Lot No. 633 on the Plan of Hermitage Hills, Section VII, as of record in Book 3300, page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 633 fronts 80.35 feet on the northeasterly side of Jacksonian Drive and runs back 149.85 feet on the northwesterly line and 169.7 feet on the southeasterly line, to a dead line in the rear, measuring 80.4 feet thereon.

BEING the same property conveyed to Percy Otis Black and wife, Peggy Anne Black by deed from Johnny H. Williams and wife, Rosa Lee Williams, of record in Book 4292, page 848, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company of record in Book 3547, page 369, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

This is unimproved ( ) improved (X) property, known as 189 Jacksonian Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand S this 20TH day of August, 1970

Percy Otis Black
PERCY OTIS BLACK

Peggy Anne Black
PEGGY ANNE BLACK

CH/PS

STATE OF TENNESSEE
Davidson County

BOOK 4440 PAGE 436

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PERCY OTIS BLACK AND WIFE, PEGGY ANNE BLACK

the 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 20th. day of August, 19 70

Commission expires My Commission Expires April 26, 1971

Harold L. Cobb
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

COBB & MERRITT REALTY
P. O. BOX 88
HERMITAGE, TENN. 37076

WARRANTY DEED

FROM
PERCY OTIS BLACK ET UX

TO
RAYMOND E. MARKS ET UX

A 87732

IDENTIF. REFERENCE

AUG 24 8 35 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG24'70	CONV	19,950.00				
AUG24'70	S'TAX		A*	51.74		
AUG24'70	PR'FEE		A*	.50		
AUG24'70	W'DEED		A*	3.00	*	55.24