WARRANTY DEED

BOOK 4440 PAGE 625

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jerry R. Wilkerson (NAME)	Guaranty Mortgage Company (NAME)	Map 162-7
75 Benzing Road (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue, North (STREET ADDRESS)	Par 21
Nashville, Tennessee (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 4242, page 122, Register's Office for Davidson County, Tennessee.

We, James R. Tidwell and wife, Janice J. Tidwell

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

Jerry Ray Wilkerson and wife, Linda G. Wilkerson, their

~~XXXXXX~~, *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 32 fronts 74.00 feet on the southerly side of Benzing Road and extends back 136.9 feet on the westerly line and 137.4 feet on the easterly line, to a line in the rear on which it measures 78.0 feet.

Being the same property conveyed to James R. Tidwell and wife, Janice J. Tidwell by deed from Gary Allen Cathey and wife, Rebecca S. Cathey of record in Book 4277, page 557, 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 $19,400.00

Subscribed and sworn to before me, this the 24th day of August 19 70

Affiant

My commission expires

(Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) 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

Jerry Ray Wilkerson and wife, Linda G. Wilkerson

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*

Jerry Ray Wilkerson and wife, Linda G. Wilkerson, their

~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 22 *day of* August 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.*

James R. Tidwell

Janice J. Tidwell

This Instrument Was Prepared By

Dewey W. Pedigo

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

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Otis W. Edwards, *a Notary Public in and for said County and State,* James R. Tidwell and wife, Janice J. Tidwell

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* 21 *day of* August, *19*70.

Otis W. Edwards *Notary Public*

Commission expires 11-20-72

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 .....

AUG 24 70	CONV	19,400.00			
AUG 24 70	S'TAX		A*	50.44	
AUG 24 70	PR'FEE		A*	.50	
AUG 24 70	W'DEED		A*	3.00	* 53.94

WARRANTY DEED

FROM

JAMES R. TIDWELL, ET UX

TO

JERRY RAY WILKERSON, ET UX

A 8 7 8 1 9

IDENTIF. REFERENCE

AUG 24 1 44 PM '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