Prepared by B. J. Boyd, Atty
Ashland City, Tenn.

BOOK 4443 PAGE 895

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Wm. R. Basham (NAME)	Murphree Mtg Co. (NAME)	Map 53-12
1948 A Lorenda Drive (STREET ADDRESS OR ROUTE NUMBER)	226 - 3rd Ave. N. (STREET ADDRESS)	Par 95
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	Pw

For and in Consideration of the sum of Fifteen Thousand Eight Hundred Ninety Seven and 54/100 ($15,897.54) *DOLLARS*

of which Three Thousand and No/100 ($3,000.00) Dollars has been paid in cash by William R. Basham and wife, Sharon Lee Basham, and for the balance, $12,897.54, William R. Basham and wife, Sharon Lee Basham, have assumed and agree to pay the unpaid balance of a certain note payable to Murphree Mortgage Company, secured by Deed of Trust on the land hereinafter described, we, Fernando Diaz Garza and wife, Patsy Ruth Garza,

have bargained and sold, and by these presents do transfer and convey unto the said William R. Basham and wife, Sharon Lee Basham, and their

~~Davidson~~ XXXXXXX *heirs and assigns, a certain tract or parcel of land in* ~~Davidson~~ XXXXXXX *County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 51 on the Plan of Gateway, Section I, as of record in Book 3300, Page 39, Register's Office of said County.

Said Lot No. 51 fronts 91 feet on the southerly side of Friendship Drive, and extends back 145.4 feet on the westerly line and 130.8 feet on the easterly line to a dead line in the rear on which it measures 93 feet.

And being the same tract of land conveyed to Fernando Diaz Garza and wife, Patsy Ruth Garza, by deed from Jones Lumber Company, Incorporated, dated October 3, 1966, and recorded in Deed Book 4064, Page 716, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 15,897.54

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

Affiant

My commission expires

(Affix Seal)

Notary Public

Asst. Register

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (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 William R. Basham and wife, Sharon Lee Basham, and their *heirs and assigns, forever.*

And we *do covenant with the said* William R. Basham and wife, Sharon Lee Basham *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.*

And we, Fernando Diaz Garza and wife, Patsy Ruth Garza, *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William R. Basham and wife, Sharon Lee Basham, and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st. *day of* September, *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.*

Fernando Diaz Garza

Patsy Garza

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ CHEATHAM

Personally appeared before me, B. J. Boyd, a Notary Public in and for said County and State, the within named Fernando Diaz Garza and wife, Patsy Ruth Garza,

the bargainors, 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 Ashland City, Tennessee, this 1st. day of September, 19 70.

B. J. Boyd, Notary Public.

Commission Expires Jan. 13, 1971.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor..., 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....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

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 'he 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.....

SEP-8	CONV	15,897.54				
SEP-8 S'TAX			A*	41.34		
SEP-8 PR'FEE			A*	.50		
SEP-8	W'DEED		A*	6.00	*	47.84

WARRANTY DEED

FROM

FERNANDO DIAZ GARZA AND

WIFE, PATSY RUTH GARZA

TO

WILLIAM R. BABHAM AND WIFE,

SHARON LEE

A 89276

IDENTIF. REFERENCE

SEP 8 12 27 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