Mail to →

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Prepared by →

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marion W. Mellen (NAME)	Guaranty Mortgage Company (NAME)	SD-23450
99 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North (STREET ADDRESS)	Map 162-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par 38

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00)---------- *Dollars,*

paid in cash by Marion W. Mellen and wife, Elizabeth L. Mellen and other good and valuable considerations, receipt of which is hereby acknowledged, a part of which the purchasers have assumed and agreed to pay the balance of a loan secured by Deed of Trust of record in Book 4069, page 541, Register's Office for Davidson County, Tennessee, to secure to Guaranty Mortgage Company the payment of a note in the approximate unpaid balance of $14,723.02,

We Billy G. Bland and wife, Juanita S. Bland, hereinafter called the grantor

have this day bargained and sold, and do hereby transfer and convey unto the said Marion W. Mellen and wife, Elizabeth L. Mellen their *(successors), heirs and assigns,*

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

Being Lot No. 25 on the Plan of Antioch Park, Section 1, of record in Book 3600, page 96, Register's Office for said County, as follows:

BEGINNING at a point in the northerly margin of Tusculum Road, common corner of lots 24 and 25; thence northerly with the line between said two lots, 89.1 feet; thence westerly 101.2 feet to a point in the easterly margin of Benzing Road; thence southerly 72.13 feet and continuing 25.0 feet; thence around a curve, southeasterly 40.48 feet to a point in the northerly margin of Tusculum Road; thence with said margin, easterly 93.90 feet to the point of beginning.

Being the same property conveyed to Billy G. Bland and wife, Juanita S. Bland by deed from Robert H. Stone and wife, Gayle Stone of record in book 4193, Page 645, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This
Document Unsatisfactory When Received.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 10.00

Subscribed and sworn to before me, this the 18 day of September, 1970

Affiant

My commission expires: 3/19/1974 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 99 Tusculum Road, Nashville, Tenn. (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 Mellen and wife, Elizabeth L. Mellen their *(successors), 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 stated above.

I *further covenant and bind* myself and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Marion W. Mellen and wife, Elizabeth L. Mellen *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* this 18 *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.*

X Billy G. Bland

X Juanita S. Bland

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Billy G. Bland and wife, Juanita G. Bland

the within named 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 Nashville
this 20 *day of* September, *19* 70

Commission expires 8/19/1974

Notary Public

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.....

WARRANTY DEED

FROM
Billy G. Bland and wife,
Juanita G. Bland

TO
Marion A. Wilson and wife,
Sharon W. Wilson

A 90719

IDENTIF. REFERENCE

SEP 22 11 45 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 22 70	CONV	19,223.00				
SEP 22 70	S'TAX		A*	49.92		
SEP 22 70	PR'FEE		A*	.50		
SEP 22 70	W'DEED		A*	3.00	*	53.42

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE