BOOK 4449 PAGE 878

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

GTC-208899

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
162-2-53	Mr/Mrs. Paul B. Simmons same as below	Guaranty Mortgage Company 311 7th Avenue, North Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 25967
5D-51110	176 Bart Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated May 1, 1969, in the original principal sum of $17,900.00, payable to Guaranty Mortgage Company, in monthly installments of $125.30, including interest as set forth in said note, and being secured by a deed of trust executed by Ronnie C. Tysinger and wife, to Herschel Greer, Trustee, as of record in Book 4331, page 108, said debt having since been assigned to Federal National Mortgage Association, not of record

RONNIE C. TYSINGER and wife, DELBRA D. TYSINGER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL B. SIMMONS and wife, KAREN G. SIMMONS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 92 on the Plan of Colewood Acres, Section II, as of record in Book 3700, page 135.

Said Lot No. 92 fronts 85.00 feet on the northerly margin of Bart Drive and extends back 146.4 feet on the westerly line and 149.6 feet on the easterly line, to a line in the rear on which it measures 94.8 feet.

Being the same property conveyed to Ronnie C. Tysinger and wife, Delbra D. Tysinger, by deed from Bill Wheeler Construction Co., as of record in Book 4331, page 106.

This conveyance is made subject to restrictions of record in Book 4178, page 738 and in Book 4158, page 42.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of October, 1970.

Ronnie C Tysinger
Ronnie C. Tysinger

Delbra D. Tysinger
Delbra D. Tysinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid personally appeared the within named

Ronnie C. Tysinger and wife, Delbra D. Tysinger

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 the 2nd day of October, 19 70.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,526.19

Paul B. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 1970

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM
RONNIE C. TYSINGER AND WIFE

TO
PAUL B. SIMMONS AND WIFE

A 92048

IDENTIF. REFERENCE

OCT 5 11 59 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-5?	CONV	21,526.19			
OCT-5?	S'TAX		A*	55.90	
OCT-5?	REGFEE		A*	.50	
OCT-5?	M'DEED		A*	3.00	* 59.40

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Reau E. Folk Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

_____
Notary Public