BOOK 4451 PAGE 170

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VERNON DEAN WHITT, ET UX (NAME)	Guaranty Mortgage Company (NAME)	Map. 150-1
2702 Whorley Court (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North (STREET ADDRESS)	Par. 74
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	pw

For and in Consideration of the sum of Twenty-one Thousand Six Hundred Ninety and 30/100 ($21,690.30) * * * * * * *DOLLARS* of which $4,566.23 has been paid in cash by the purchasers, the receipt of which is hereby acknowledged, and the assumption and agreement of the purchasers to pay the balance remaining under a deed of trust note to Guaranty Mortgage Company in the unpaid balance of $16,559.87, which deed of trust is of record in Book 3886, page 1, Register's Office for Davidson County, Tennessee, we, CHARLES D. BALLARD and wife, VIRGINIA M. BALLARD,

have bargained and sold, and by these presents do transfer and convey unto the said Vernon Dean Whitt and wife, Marilee M. Whitt, and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 255 on the Plan of Edge-O-Lake Estates, Section 3, as of record in Book 3600, page 82, Register's Office for said County.

Said Lot No. 255 fronts 71.19 feet on the northeasterly side of Whorley Court and extends back 147.17 feet on the northwesterly line and 149.22 feet on the southeasterly line to a dead line in the rear, measuring 102.83 feet thereon.

Being the same property conveyed to Charles D. Ballard and wife, Virginia M. Ballard, by deed from Marion Thurman and Ralph Stevens, d/b/a Thurman and Stevens Construction Co., as of record in Book 3885, page 998, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above-described property.

All escrow accounts, insurance and taxes, are transferred to the purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,690.30

Affiant

Subscribed and sworn to before me, this the 12th day of October 1970

Notary Public

My commission expires: 10-30-73
(Affix Seal)

unimproved ( )
This is improved (X) property, known as 2702 Whorley Court, Nashville, Tennessee
(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 Vernon Dean Whitt and wife, Marilee M. Whitt, and their *heirs and assigns, forever.*

And we *do covenant with the said* Vernon Dean Whitt and wife, Marilee M. Whitt, *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,* except by deed of trust of record in Book 3886, page 1, Register's Office for Davidson County, Tennessee.

And we, Charles D. Ballard and wife, Virginia M. Ballard, *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* Vernon Dean Whitt and wife, Marilee M. Whitt, and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* October, *19* 70, the

X Charles D. Ballard
CHARLES D. BALLARD

Virginia M. Ballard
VIRGINIA M. BALLARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy C. Fisher, a Notary Public in and for said County and State, the within named Virginia M. Ballard

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 19 70

Judy C. Fisher Notary Public.

Commission Expires 10-30-73

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, Mildred H Swinbow, a Notary Public in and for said County and State, the within named Charles D. Ballard

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jacksonville, this 2d day of October, 19 70

Mildred H Swinbow Notary Public.

Commission Expires 5 December 70

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

CHARLES D. BALLARD, ET UX

TO

VERNON DEAN WHITT, ET UX

A 92666

IDENTIF. REFERENCE

OCT 9 12 01 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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OCT-9-70 CONV 21,690.30
OCT-9-70 STAX
OCT-9-70 RFEE
OCT-9-70 RCRDED

A* 56.42
A* 50
A* 6.00
* 62.92

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

REGISTER'S OFFICE
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