THIS INSTRUMENT WAS PREPARED BY
L. R. GRIMES, JR., GUARANTY TITLE
AMERICAN TRUST BUILDING
NASHVILLE, TENNESSEE

BOOK 4454 PAGE 531

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Louie McCroskey	Guaranty Mortgage Company	5D-46553
(NAME)	(NAME)	
4001 Keeley Drive	311 7th Ave. North	Map 162-B
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 77
Nashville, Tennessee	Nashville, Tennessee	PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-Two Thousand Four Hundred Sixty-Five and 73/100 ----------($22,465.73) ---------- *Dollars,*

of which $4,950.00 has been paid in cash by James Louie McCroskey and wife, Betty June McCroskey, the receipt of which is hereby acknowledged, and for the remainder the said James Louie McCroskey and wife, Betty June McCroskey have assumed and agree to pay the unpaid balance of $17,515.73 of an indebtedness in the original amount of $18,100.00, secured by deed of trust of record in book 4222, page 468, Register's Office for Davidson County, Tennessee,

we, Ed Turrentine and wife, Ethelyne Turrentine

have this day bargained and sold, and do hereby transfer and convey unto the said James Louie McCroskey and wife, Betty June McCroskey, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 122 on the Plan of Colewood Acres, Section 2, as of record in book 3700, page 135, Register's Office for said County, as follows: Beginning at a point in the southwesterly margin of Keeley Drive, a common corner of lots 122 and 123; thence with the dividing line between lots 122 and 123, southwesterly 117.3 feet to a concrete monument; thence with the dividing line between lots 122 and 178, northwesterly 121 feet to the southeast margin of Colemont Drive; thence with said margin of said Drive, northeasterly 77.59 feet to a concrete monument; thence to the right around a curve, 39.27 feet to a concrete monument in the southwesterly margin of Keeley Drive; thence with same, southeasterly 99.84 feet to the point of beginning.
Being the same property conveyed to Ed Turrentine and wife, Ethelyne Turrentine, by deed from Bobby David Thompson and wife, of record in book 4442, page 718, said Register's Office.

Subject to ten-foot public utilities & drainage easement, anchor easement, 30-foot building setback line from Colemont Drive & 20-foot building setback line from Keeley Drive and conditions as shown on Plan of record in Book 3700, page 135; and also restrictions of record in Book 4158, page page 42, and amended in Book 4178, page 738, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,465.73

Subscribed and sworn to before me, this the 22nd day of October 19 70

Affiant Ed Turrentine

My commission expires 2/1/72 (Affix Seal)

Notary Public Ethelyne Turrentine

This is unimproved ( ) improved (X) property, known as 4001 Keeley Drive (House Number) (Street) Nashville, Tennessee 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 James Louie McCroskey and wife, Betty June McCroskey, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Louie McCroskey and wife, Betty June McCroskey, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 22nd *day of* October, 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.*

Ed Turrentine

Ethelyne Turrentine

BOOK 1454 PAGE 532

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. R. Grimes Jr. *, a Notary Public in and for said County and State,* Ed Turrentine and wife, Ethelyne Turrentine

GRIMES

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, *Tennessee, this* 22nd *day of* October, *1970.*

L. R. Grimes Jr. *Notary Public*

Commission expires 11-7-73

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 .....

OCT23	CONV	22,465.73				
OCT23	S'TAX		A*	58.50		
OCT23	PRFEE		A*	.50		
OCT23	W'DEED		A*	3.00	*	62.00

Consideration 22,465.73
Rec. - 61.91

T.V. # 29140

WARRANTY DEED

FROM Ed Turrentine, et ux

TO James Louie McCroskey, et ux

A 9 4 1 2 7

IDENTIF. REFERENCE

OCT 23 2 32 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

TURRENTINE REALTY Co.