BOOK 4458 PAGE 239

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,343.17

x Eleanor E. Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 1970.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Atty. 112 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Archie F. Reed (NAME)	Guaranty Mortgage Company (NAME)	2DA 53505
1924 Louanne Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Map 107 5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 228

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BOYD LEE ERVIN and wife, JOYCE N. ERVIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARCHIE F. REED and wife, ELEANOR REED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 275 on the Plan of Bel Air Subdivision, Section II, as of record in Book 2900, pages 29 to 32, both inclusive, and described as follows:

BEGINNING at a point in the north margin of Louanne Drive, at the corner of Lots 274 and 275, thence with the line between said lots, northerly 104 feet to a corner of Lot No. 276, thence with the line between said lots No. 275 and 276, easterly 95 feet to the west margin of Dabbs Avenue, thence with the margin of the same, southerly 69.5 feet to the beginning of a curve, thence around said curve, southwesterly 30.4 feet to the north margin of Louanne Drive, thence with the margin of the same, westerly 68.6 feet to the point of beginning.

BEING the same property conveyed to Boyd Lee Ervin and wife, Joyce N. Ervin by deed from Adrian E. Hutchison and wife, Shirley R. Hutchison, of record in Book 3880, page 19, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to Guaranty Mortgage Company of record in Book 3621, page 569, Register's Office for said County, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

This is unimproved ( ) improved (x) property, known as 1924 Louanne Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9th day of November, 1970

Boyd Lee Ervin
Boyd Lee Ervin

Joyce N. ERvin
Joyce N. ERvin

STATE OF TENNESSEE
Davidson County

BOOK 1458 PAGE 240

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Boyd Lee Ervin and wife, Joyce N. ERvin

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 Nashville, Tennessee, this 9th day of November 1970

Commission expires 12-12-72

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
BOYD LEE ERVIN ET UX

TO
ARCHIE F. REED ET UX

A 95865

IDENTIF. REFERENCE

Nov 10 2 39 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Paul
Boyd

NOV 10 70	CONV	13,343.17			
NOV 10 70	S'TAX		A*	34.58	
NOV 10 70	PR'FEE		A*	.50	
NOV 10 70	W'DEED		A*	3.00	* 38.08