PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204

WARRANTY DEED

BOOK 4459 PAGE 135

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Loyd A. Brewer (NAME)	Guaranty Mortgage Company (NAME)	Map 14716
5041 Suter Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue, North (STREET ADDRESS)	Par 18
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ---------- ----- -----($10.00) ---------- *Dollars,*

and the assumption of a prior indebtedness secured by a Deed of Trust payable to Guaranty Mortgage Company of Record in Book 4105, Page 480, Register's Office for Davidson County, Tennessee

James H. Lee and Wife Doris E. Lee

have this day bargained and sold, and do hereby transfer and convey unto the said Loyd A. Brewer and wife Linda R. Brewer, their ----------

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

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, page 16, Register's Office for said County, as follows:

Said Lot No. 243 fronts 88.2 feet on the northwesterly margin of Suter Drive and runs back 217.74 feet on the southwesterly line and 125.5 feet on the northeasterly line to a broken line measuring 143.16 feet thereon.

Being the same property conveyed from Bill Wheeler Construction Co., Inc., to James H. Lee and wife Doris E. Lee, of record in Book 4105, Page 479, Register's Office for Davidson County, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,348.54

Subscribed and sworn to before me, this the 12 *day of* November *19* 70

My commission expires: 8/19/74 *(Affix Seal)*

Affiant James H. Lee

Notary Public Lee Thomas

NOTARY PUBLIC, DAVIDSON COUNTY, TENN. EXPIRES 8-19-74

This is { unimproved / improved (X) } property, known as 5041 Suter Drive, Nashville, Tennessee, 37211
(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 Loyd A. Brewer and wife, Linda R. Brewer, 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 the Deed of Trust, heretofore mentioned, of Record in Book 4105, page 480,

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Loyd A. Brewer and wife, Linda R. Brewer their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 12th *day of* November *, 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.*

James H. Lee

Doris E. Lee

BOOK 1459 PAGE 136

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James H. Lee and wife Doris E. Lee

the within named 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, Davidson County, Tennessee *this* 12th *day of* November, *19* 70,

Commission expires 8/19/74

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 .....

NOV 13 70	CONV	20,348.54				
NOV 13 70	S TAX		A*	52.78		
NOV 13 70	PB FEE		A*	.50		
NOV 13 70	W DEED		A*	3.00	*	56.28

WARRANTY DEED

FROM
James H. Lee and wife
Dorris E. Lee

TO
Loyd E. Brewer and wife,
~~Linda R. Brewer~~

A 96280

IDENTIF. REFERENCE

Nov 13 1 24 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