BOOK 4461 PAGE 607

FORM NO. WD-1

THIS INSTRUMENT PREPARED BY

CLARENCE O. INGRAM
Attorney at Law
Graylynn Drive at Lebanon Road
Nashville, Tennessee 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,340.82

Clarence O. Ingram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 1970.

Anna Margaret Smiley
Notary Public

MY COMMISSION EXPIRES: Aug 31, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Taylor (NAME)	Guaranty Mortgage Company (NAME)	Map 74-12
204 Bonnalynn Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Parcel 142
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	4D-31962 M. C.

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, N. B. Curtner, Jr. and wife, Elnora B. Curtner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Taylor

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:

Being Lot No. 237, of Hermitage Hills, Section 2, revised, of record in Book 2900, Page 112, Register's Office for said County.

Said Lot No. 237 fronts 120.0 feet on a curve in the southerly margin of Bonnalynn Drive and extends back between lines measuring 145.2 feet on the easterly side and 102.5 feet on the westerly side to a dead line in the rear on which it measures 81.7 feet.

Being the same property conveyed to N. B. Curtner, Jr. and wife, Elnora B. Curtner by deed from William A. Williamson and wife, Joyce G. Williamson, of record in Book 3824, Page 52, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and other limitations pertaining to the premises and to Deed of Trust of record in Book 3211, Page 345, Register's Office for Davidson County, Tennessee, executed to secure a certain note described therein, the unpaid balance of which the Grantee herein assumes and agrees to pay as part of the consideration of this conveyance.

The Grantors also hereby sell, grant and assign to the said Grantee all excrow funds and deposits, credits and/or otherwise, now held by Guaranty Mortgage Company of Nashville, its agents or assigns, and also all benefits and rights to and under the fire insurance policy which at the date hereof exists and pertains to the premises.

This is unimproved (X) improved ( ) property, known as 204 Bonnalynn Drive, Hermitage, Tennessee 37076
(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 13th day of November, 1970

N. B. Curtner, Jr.

Elnora B. Curtner

BOOK 4461 PAGE 608

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named N. B. Curtner, Jr. and wife, Elnora B. Curtner

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 13th day of November 1970

Commission expires 8/11/73

Clarence O. Ingram
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
N. B. CURTNER, JR. ET UX

TO
THOMAS TAYLOR

A 96947

IDENTIF. REFERENCE

Nov 20 11 57 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

CLARENCE O. INGRAM
Attorney at Law
Graylynn Drive at Lebanon Road
Nashville, Tennessee 37214

NOV20 70	CONV	21,340.82			
NOV20 70	S TAX		A*	55.38	
NOV20 70	PRTEE		A*	.50	
NOV20 70	W DEED		A*	3.00	* 58.88