BOOK 1463 PAGE 284

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLI
NASHVILLE, TENNESSEE 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: | MAP, PARCEL NUMBERS |
|---|---|---|
| James T. Vernon (NAME) | Guaranty Mortgage Company (NAME) | |
| 4024 Devonshire Drive (STREET ADDRESS OR ROUTE NUMBER) | 311 - 7th Avenue, N. (STREET ADDRESS) | Map. 91-11 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | Par. 99 pw |

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------Dollars,
Cash paid by James T. Vernon and wife, Dorothy G. Vernon, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $15,000.00, secured by a deed of trust to Herschel Greer, Trustee, dated April 5, 1965, filed April 6, 1965 and recorded in book 3877, page 575, Register's Office for Davidson County, Tennessee.

We, John Tidwell, Jr. and wife, Janet Tidwell,

have this day bargained and sold, and do hereby transfer and convey unto the said

James T. Vernon and wife, Dorothy G. Vernon,

their (~~successors~~) heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 38 on the Plan of Bellshire Estates, Section 1, as of record in book 2133, pages 124 and 125, Register's Office for said County, described as follows:

Beginning on the westerly margin of Devonshire Drive at the corner of lots Nos. 38 and 39; thence with the line between said two lots, westerly 289.1 feet; thence north 1° 50' west 95 feet; thence north 41° 37' east 130 feet to the corner of lots Nos. 37 and 38; thence with the line between said two lots, easterly 195 feet to the westerly margin of Devonshire Drive; thence with the same southerly 130 feet to the beginning.

Being the same property conveyed to John Tidwell, Jr. and wife, Janet Tidwell, by deed from Joyce Phillips Bauer, formerly Joyce Phillips, of record in book 3986, page 235, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,431.36

Subscribed and sworn to before me, this the 27th day of November 19 70

James T Vernon
Affiant

My commission expires: 8/9/72
(Affix Seal)

Notary Public

This is (unimproved) property, known as ..... (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

James T. Vernon and wife, Dorothy G. Vernon,

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 as stated herein.

We (~~for her~~) covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James T. Vernon and wife, Dorothy G. Vernon,

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

Witness our hand S this 27th 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.

X John Tidwell, Jr.

X Janet Tidwell

BOOK 4463 PAGE 285

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Beverly Jo Womble, *a Notary Public in and for said County and State,* John Tidwell, Jr. and wife, Janet Tidwell, *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, *Tennessee, this* 27th *day of* November, *19*70.

*Notary Public*

*Commission expires* 8/9/72

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 30 CONV 22,431.36
NOV 30 S'TAX A* 58.24
NOV 30 PU'FEE A* .50
NOV 30 W'DEED A* 3.00 * 61.74

**WARRANTY DEED**

FROM John Tidwell, Jr., et ux

TO James I. Vernon, et ux

A 97722

IDENTIF. REFERENCE

Nov 30 11 58 AH '70

FELIX A. NELSON 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

FILE: Dobson & Johnson, Inc.