This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC- 160645

BOOK 4469 PAGE 107 REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
162-7-32	Ronald E. Barnes same as below	Guaranty Mortgage Company 311 7th Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 5D-41826	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 82 Tusculum Road	LOAN OR ACCOUNT NO. (330) 187 23569 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated April 4, 1966, in the original principal sum of $17,000.00, payable to Guaranty Mortgage Company, in monthly installments of $96.56, including interest as set forth in said note, and being secured by a deed of trust executed by Gehlert D. Smith and wife to Herschel Greer, Trustee, as of record in Book 4002, page 944,

GEHLERT D. SMITH and wife, MARILYN H. SMITH,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONALD E. BARNES , unmarried,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 21 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96.

Said Lot No. 21 fronts 76.10 feet on the northerly side of Tusculum Road and extends back 145.6 feet on the easterly line and 143.3 feet on the westerly line, to a line in the rear on which it measures 73.0 feet.

Being the same property conveyed to Gehlert D. Smith and wife, Marilyn H. Smith, by deed from Smithson Construction Company, a partnership composed of Carl W. Smithson and William H. Smithson, of record in Book 4002, page 943.

This conveyance is made subject to restrictions of record in Book 3861 page 744.

DEC28??	CONV	22,854.00				
DEC28??	S'TAX		A*	59.54		
DEC28??	PR'FEE		A*	.50		
DEC2??	W'DEED		A*	3.00	*	63.04

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of December , 1970.

Marilyn H. Smith

Marilyn H. Smith

Gehlert D. Smith

Gehlert D. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4469 PAGE 108

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Marilyn H. Smith and husband Gehlert D. Smith, the bargainor(s), with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 18th day of December, 1970.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974

~~STATE OF Alabama~~
~~COUNTY OF~~

~~Before me, , a Notary Public in and for the State and County aforesaid, personally appeared the within named Gehlert D. Smith~~

~~the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.~~

~~Witness my hand and official seal at ,~~
~~this, the day of December, 1970.~~

~~My commission expires:~~

~~Notary Public~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 22,854.90

Ronald E. Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 1970

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:pbh

FROM

GEHLERT D. SMITH AND WIFE

TO

RONALD E. BARNES

300372

IDENTIF. REFERENCE

DEC 28 2 14 PM '70

FE[illegible] REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who upon oath acknowledged to be the and , respectively, of , a corporation, the bargainor, and that , as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at , Tennessee, this, the day of , 19 .

My commission expires:

Notary Public