WARRANTY DEED

BOOK 4480 PAGE 789

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances C. Sinor (NAME)	Guaranty Mortgage Company (NAME)	Map. 147.15
506 Highcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Ave., North (STREET ADDRESS)	Par. 165
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	pd

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book page , Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Claude Roy Jackson and wife, Anne E. Jackson

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Frances C. Sinor, her *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. 16 on the Plan of Whispering Hills Subdivision, Section IV, as of record in Book 2900, page 22, Register's Office for said County.

Said Lot No. 16 fronts 149.7 feet on the easterly margin of Highcrest Drive, running back between lines measuring 121.0 feet on the northerly side and 119.9 feet on the southerly side to a broken line in the rear, on which it measures 180.8 feet.

Being the same property conveyed to Claude Roy Jackson and wife, Anne E. Jackson by deed from Hallmark Construction Company, as of record in Book 3249, page 381, Register's Office for Davidson County, Tennessee.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point located in the boundary line between Claude Roy Jackson and William R. Johnson, which is 45 feet north of the northwest corner of Lot No. 17, which is recorded in Book 2900, page 22, Register's Office for Davidson County; thence continuing in a northerly direction on the same bearing of the east line of the grantees property which line is projected from the 45 ft.. line heretofore mentioned, to where it intersects with the southern line of Whispering Hills Subdivision Section I, as recorded in Book 2331, pages 83 and 84, Register's Office

CONTINUED...

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 20,510.09

Affiant

Subscribed and sworn to before me, this the 18 day of February, 19 1971

Notary Public

My commission expires: 5/7/74
(Affix Seal)

for said County; thence in a southwesterly direction along the same line heretofore mentioned to the northeast corner of Lot No. 16, as recorded in Book 2900, page 22, Register's Office for said County; thence along the boundary line of Lot No. 16 and the William R. Johnson property, 123.0 feet; thence in an easterly direction along the boundary line of Lot No. 16 and the William R. Johnson property, 12 feet 8 inches to the point of beginning.

Being the same property conveyed to Claude Roy Jackson and wife, Anne E. Jackson by deed from William R. Johnson and wife, Mollie Reeder Johnson as of record in Book 3764, page 185, Register's Office for Davidson County, Tennessee.

Retain right to inspect, repair or maintain overflow system which could be in above described property as of record in Book 3764, page 185.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frances C. Sinor *her heirs and assigns, forever.*

And we *do covenant with the said* Frances C. Sinor *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.,* except as noted above.

And we, Claude Roy Jackson and wife, Anne E. Jackson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Frances C. Sinor *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 18th *day of* February, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Claude Roy Jackson

Anne E. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State, the within named* Claude Roy Jackson and wife, Anne E. Jackson

*the bargainor*s, *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* 18th *day of* February, *19* 71.

Nellie T. Weimar, *Notary Public.*

Commission Expires 5/7/74

NELLIE T. WEIMAR NOTARY PUBLIC DAVIDSON COUNTY

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

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

....., *Notary Public.*

Commission Expires .....

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 .....

OAKES AND SMITH
REALTY CO. INC.

WARRANTY DEED

FROM

CLAUDE ROY JACKSON, ET UX

TO

FRANCES C. SINOR

805190

IDENTIF. REFERENCE

Feb 19 8 23 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PEDIGO & SAINDON

FEB 19 71 CONW 20,150.09

FEB 19 71 STAX A* 53.30

FEB 19 71 PRFEE A* .50

FEB 19 71 RDEED A* 6.00 * 59.80

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