Mail to

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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bill Brown, etux	Guaranty Mortgage Company	Map 148-12
(NAME) 824 Irma Drive	(NAME) 316 Union Street	Par. 112
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	BOOK 4483 PAGE 481
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ---------- ($10.00) *Dollars,* cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated January 3, 1968, executed by Rufus L. May and wife, payable to Guaranty Mortgage Company, for the original amount of $15,000.00, with interest at 6% per annum, both principal and interest payable $89.94 monthly, beginning February 1, 1968, final January 1, 1998, and secured by a Deed of Trust of record in Book 4203, page 775, Register's Office for Davidson County, Tennessee.

We, Leonard R. Tucker & wife, Hoyta L. Tucker

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

Bill Brown & wife, Ruth E. Brown,

their *(successors), heirs and assigns,*

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

Being Lot No. 126 on the Plan of Debra Heights, Section II, as of record in Book 3700, page 39, Register's Office for said County.

Said lot fronts 75 feet on the northerly side of Irma Drive and extends back 208.40 feet on the westerly line and 205.74 feet on the easterly line, to a line in the rear on which it measures 75.05 feet.

Being the same property conveyed to Leonard R. Tucker & wife, Hoyta L. Tucker, by deed from Rufus L. May and wife, Juanita May, as of record in Book 4221, page 884, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,874.49

Subscribed and sworn to before me, this the 1 day of March 1971

Billy W. Brown
Affiant

My commission expires: 7-29-73
(Affix Seal)

Larry L. Westbrook
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (XX) property, known as 824 Irma Drive, Nashville, Tennessee
(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

Bill Brown and wife, Ruth E. Brown, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bill Brown and wife, Ruth E. Brown, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 1 day of March, 1971 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leonard R. Tucker

Hoyta L. Tucker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Leonard R. Tucker & wife, Hoyta L. Tucker *the within named bargainor*s, *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 Nashville, *this* 1 *day of* March, *19*71

Larry Silverbrook
Notary Public

LARRY SILVERBROOK NOTARY PUBLIC Davidson County, Tennessee STATE OF TENNESSEE

Commission expires 7-29-73

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 .....

MAR-3F CONV 18,876.49
MAR-3F S'TAX A* 49.14
MAR-3F PR'FEE A* .50
MAR-3F W'DEED A* 3.00 * 52.64

WARRANTY DEED

FROM

TO

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IDENTIF. REFERENCE

MAR 3 9 46 AM '71

FELIX E. ROBERTSON 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