TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Paul E. Manners, ET AL (NAME)	Guaranty Mortgage Company (NAME)	8DA-25020
982 Lullwater Road, N. E. (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	
Atlanta, Georgia 30302 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	BOOK 4490 PAGE 16

For and in consideration of the sum of $10.00
TEN and no/100---------- 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 Jan. 22, 1959, executed by Bradford Demonbreun, Jr. and wife, payable to Guaranty Mortgage Company, a note for the original sum of $9,000.00, with interest at 5-1/4% per annum, both principal and interest payable $44.91 monthly, beginning Feb. 1, 1959, final Jan. 1, 1999, and secured by a Deed of trust of record in Book 2892, page 451, Register's Office for Davidson County, Tennessee. Said note having since been assigned to Federal National Mortgage Association, by an instrument of record in Book 2893, page 582, said Register's Office.

We, JAMES H. THOMAS AND WIFE, MILDRED H. THOMAS, have bargained and sold, and by these presents do transfer and convey unto the said PAUL E. MANNERS AND LOUIE T. MANNERS, 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. 4 on the Map of Moss Wood Subdivision, of record in Book 2663, page 102, Register's Office for said County.

Said Lot No. 4 fronts 60 feet on the southerly side of James Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to James H. Thomas and wife, Mildred H. Thomas, by deed from Bradford Demonbreun, Jr. and wife, as of record in Book 3097, page 161, said Register's Office.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
SUITE 2114, PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

This is improved (X) unimproved ( ) property, known as 662 James Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

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.

Witness our hands this 23rd day of March, 19 71.

James H. Thomas
JAMES H. THOMAS

Mildred H. Thomas
MILDRED H. THOMAS

STATE OF TENNESSEE
DAVIDSON COUNTY
Davidson

Personally appeared before me, Mrs John Eccles, a Notary Public in and for said County and State, the within named JAMES H. THOMAS AND WIFE, MILDRED H. THOMAS

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 27th day of March, 19 71

Commission expires 5-4-71 Notary Public Mrs John Eccles

TENNESSEE TITLE COMPANY

Owner's Title G-219562 issued by Tennessee Title

GUARANTY MORTGAGE CO. OF NASHVILLE

Warranty Deed
G-219562

FROM
James H. Thomas, ET UX

To
Paul E. Manners, ET AL

the actual consideration for this transfer or value of property (whichever is greater) is $ 9,872.11
This is equal to or greater than the property would bring at a fair and voluntary sale.

Grantee

Sworn to and subscribed before me this 29th day of March, 1971.

A. M. Tenison, Notary Public
My Commission Expires: Feb. 14, 1973

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORAT

FORM NO. 1004

B 0 9 4 1 1

IDENTIF. REFERENCE

MAR 31 2 34 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 31	CONV	*9,872.11				
MAR 31	S'TAX		A*	25.74		
MAR 31	PR'FEE		A*	.50		
MAR 31	W'DEED		A*	3.00	*	29.24