BOOK 4491 PAGE 413

WARRANTY DEED

This instrument was prepared by
GRI[illegible]D SHORT, Attorney
Court [illegible] Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
HENRY A. McGUFFEY ET UX Jr. (NAME)	GUARANTY MORTGAGE CO. (NAME)	Map 150-1
2735 MOSSDALE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	316 UNION STREET (STREET ADDRESS)	Page 51
NASHVILLE, TENN. (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENN. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) ---------- Dollars, CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION OF THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST TO HERSHEL GREER, TRUSTEE FOR GUARANTY MORTGAGE COMPANY, AS OF RECORD IN BOOK 4121, PAGE 966, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WE, BENNIE R. FORREST AND WIFE, BEVERLY P. FORREST Jr. have this day bargained and sold, and do hereby transfer and convey unto the said HENRY A. McGUFFEY AND WIFE, BETTIE R. McGUFFEY

THEIR (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 230 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 3, AS OF RECORD IN BOOK 3600, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 230 FRONTS 84.82 FEET ON THE SOUTH SIDE OF MOSSDALE DRIVE AND EXTENDS BACK BETWEEN LINES, 161.13 FEET ON THE EASTERLY LINE AND 209.21 FEET ON THE WESTERLY LINE TO A LINE IN THE REAR ON WHICH IT MEASURES 81.09 FEET.

BEING THE SAME PROPERTY CONVEYED TO BENNIE R. FORREST AND WIFE BEVERLY P. FORREST BY DEED FROM PHILLIP H. WILSON AND WIFE, IVA M. WILSON OF RECORD IN BOOK 4228, PAGE 449, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,150.00

Subscribed and sworn to before me, this the 2ND day of APRIL 1971

Affiant Henry A. McGuffey Jr.

My commission expires: 2-1-75 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2735 MOSSDALE DRIVE, NASHVILLE, TENN. (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 HENRY A. McGUFFEY AND WIFE, BETTIE R. McGUFFEY

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 SET OUT ABOVE AND 1971 TAXES WHICH GRANTEES ASSUME.

WE further covenant and bind OURSELVES, OUR Jr. heirs and representatives, to warrant and forever defend the title to said real estate to said HENRY A. McGUFFEY AND WIFE, BETTIE R. McGUFFEY, THEIR (successors), heirs and assigns, against the lawful claims of all persons.

Witness OUR hand S this 2ND day of APRIL, 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.

Bennie R. Forrest

Beverly P. Forrest

BOOK 4491 PAGE 414

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, JOHN WILLIAMS, *a Notary Public in and for said County and State,* BENNIE R. FORREST AND WIFE, BEVERLY P. FORREST

*the within named 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* 2ND *day of* APRIL, *19*71

JOHN WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 2-1-75 *Notary Public*

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 .....

APR-6F	CONV	26,150.00			
APR-6F	S'TAX		A*	67.86	
APR-6F	PR'FEE		A*	.50	
APR-6F	W'DEED		A*	3.00	* 71.36

WARRANTY DEED

FROM

TO

B 10044

IDENTIF. REFERENCE

APR 6 12 21 PM '71

FELIX ... 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