# WARRANTY DEED

BOOK 4492 PAGE 601

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Lonnie D. Fuson, Etux (NAME) | Guaranty Mtg. Company (NAME) | Map 148-3 |
| 1504 Gasser Drive (STREET ADDRESS OR ROUTE NUMBER) | 311 7th Ave. North (STREET ADDRESS) | Par. 96 |
| ~~Nashville~~, Tennessee (CITY) (ZIP CODE) (STATE) 37215 | Nashville, Tenn. 37219 (CITY) (ZONE) (STATE) | |

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 4011, page 413, Register's Office for Davidson County, Tennessee.

We, William E. Bell and wife, Bobbie Bell

have this day bargained and sold, and do hereby transfer and convey unto the said Lonnie D. Fuson and wife, Mary Elizabeth Fuson their ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 501 on the Plan of Cherokee Hills Subdivision, Section 5, as of record in Book 3500, page 142, Register's Office for Davidson County, Tennessee.

Said Lot fronts 98.0 feet on the northerly margin of Gasser Drive and extends back on the westerly line 113.2 feet and extends back on the easterly line 159.7 feet to a line in the rear which measures 86.0 feet, thereon.

Being the same property conveyed to William E. Bell and wife, Bobbie Bell by deed from Banner Construction Company, as of record in Book 4011, page 412, Register's Office for Davidson County, Tennessee.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,211.39

Subscribed and sworn to before me, this the 9th day of April 1971

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

Affiant Lonnie D. Fuson

Notary Public Dewey Allen Pedigo

This is unimproved ( ) improved ( ) property, known as ..... (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 Lonnie D. Fuson and wife, Mary Elizabeth Fuson, 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 noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Lonnie D. Fuson and wife, Mary Elizabeth Fuson, their ~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness our hands this 9th day of April, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William E. Bell

Bobbie Bell

This Instrument Was Prepared By

Dewey Pedigo, Jr.

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Dewey Allen Pedigo, *a Notary Public in and for said County and State,* William E. Bell and wife, Bobbie Bell

*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* 9th *day of* April, *19* 71

Dewey Allen Pedigo
*Notary Public*

*Commission expires* 2-1-75

NOTARY PUBLIC DAVIDSON COUNTY

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 12 71 | CONV | 17,216.39 | | | | |
| APR 12 71 | S TAX | | A* | 44.72 | | |
| APR 12 71 | PR FEE | | A* | .50 | | |
| APR 12 71 | W DEED | | A* | 3.00 | * | 48.22 |

WARRANTY DEED

FROM

WILLIAM E. BELL, ET UX

TO

LONNIE D. FUSON, ET UX

B 10604

IDENTIF. REFERENCE

Apr 12 9 58 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2650
NASHVILLE, TENNESSEE

PEDIGO & SAINDON