This instrument prepared by Robert L. Jackson, Attorney, American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4496 PAGE 661

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harry M. Howard, et ux	Guaranty Mortgage Co.	Map 150 5
(NAME)	(NAME)	
3032 Anderson Road	311 7th Ave., N.	Par. 141
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Ten ($10.00) and no/100---------- *Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and as part of the consideration herein, the grantees have assumed and agree to pay the remaining unpaid balance of a certain note which is secured by a deed of trust of record in Book 4204, page 142, Register's Office for Davidson County, Tennessee, payable to Guaranty Mortgage Company. We

Walter K. Jenkins and wife, Sarah A. Jenkins

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

Harry M. Howard and wife, Charlene F. Howard

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

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Cherry Hills, Section I, as of record in Book 3842, page 124, Register's office for said county.

Said Lot No. 161 fronts 91 ft. on the northerly side of Anderson Road and runs back 140.64 ft. on the westerly line and 132 ft. on the easterly line, to a dead line in the rear on which it measures 90.63 ft.

Being the same property conveyed to Walter K. Jenkins and wife, Sarah A. Jenkins, by deed from Claude S. Jackson and wife, Pauline C. Jackson, of record in Book 4417, page 795, Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,369.96

Subscribed and sworn to before me, this the 23 day of April 19 71

Affiant

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

Notary Public

This is improved (unimproved) property, known as 3032 Anderson Road, 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

Harry M. Howard and wife, Charlene F. Howard

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 shown.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harry M. Howard and wife, Charlene F. Howard their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 23rd *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.*

Walter K. Jenkins

Sarah A. Jenkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 1496 PAGE 662

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Walter K. Jenkins and wife, Sarah A. Jenkins

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 23rd *day of* April, *19* 71

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 27 71 CONV 21,369.96
APR 27 71 S'TAX A* 55.64
APR 27 71 PR'FEE A* .50
APR 27 71 W'DEED A* 3.00 * 59.74

WARRANTY DEED

FROM
Walter K. Jenkins, et ux
TO
Harry M. Howard, et ux

B 12440

IDENTIF. REFERENCE

APR 27 10 14 AM '71

FELIX [illegible] 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