BOOK 4496 PAGE 898

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April 19 71

Notary Public

MY COMMISSION EXPIRES: 1-24-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney 731 Stahlman Bldg, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Haynes (NAME)	Guaranty Mortgage Company (NAME)	Map 161-2
5005 Meta Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union (STREET ADDRESS)	Parcel 19
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Howard Durham, Sr. and wife, Helen Durham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin Haynes and wife, Lucy A. Haynes

HEREINAFTER CALLED THE GRANTEES, 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. 87 on the Map of McMurray Hills, as of record in Book 3700, page 5, Register's Office for said County.

Said Lot No. 87 fronts 65.0 feet on the westerly margin of Meta Drive and extends back 222.6 feet on the northerly line and 174.2 feet on the southerly line to a line in the rear, measuring 117.2 feet thereon.

Being the same property conveyed to Howard Durham Sr. and wife Helen Durham, by deed from William E. Seibert and wife, Teresa M. Seibert, of record in Book 4138, page 454, Register's Office for Davidson County, Tennessee.

Buyers assume and agree to pay the unpaid balance of a first mortgage loan more fully described in and secured by a deed of trust executed by William E. Seibert and wife, Teresa M. Seibert to Herschel Greer, Trustee, of record in Book 3993, page 299, R.O.D.C. Tennessee.

Sellers herewith transfer to buyers all monies held in escrow by Guaranty Mortgage Company along with the paid up insurance coverage now in force without additional charge.

unimproved ( )
This is improved (X) property, known as 5005 (House Number) Meta Drive (Street) Nashville, Tenn. 37211 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand On this 27th day of April, 1971

Howard Durham Sr.

Helen Durham

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James A. Carney, a Notary Public in and for said County and State, the within named Howard Durham Sr. and wife, Helen Durham

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 April 19 71.

Commission expires 1-29-73

James A Carney
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Howard Durham, Sr. et ux

TO
Melvin Haynes et ux

B 12535

IDENTIF. REFERENCE

APR 27 2 19 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR27'71	CONV	17,000.00			
APR27'71	STAX		A*	44.20	
APR27'71	PRFEE		A*	.50	
APR27'71	WDEED		A*	3.00	* 47.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.