BOOK 4499 PAGE 232

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 19 71

Notary Public

MY COMMISSION EXPIRES: 7-26-71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. F. McClellan, Atty, 941 Jefferson Street, Nashville, Tennessee 37208

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rayford Samuel et ux (NAME)	Guaranty Mortgage Company (NAME)	13D 18930
3100 West Hamilton (STREET ADDRESS OR ROUTE NUMBER)	316 Union (STREET ADDRESS)	Map 59-14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 23

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, Doris M. Johnson et vir Elroy Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rayford Samuel and wife, Shirley Ann Samuel

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: Land in Davidson County, Tennessee, being Lot No. 242 on the Map of Treppard Heights Subd, Section I, as of record in Book 2663, pages 64 and 65, R.O.D.C. Said lot No. 242 beginning at a point on the northwesterly side of West Hamilton Avenue, being the common corner of Lots Nos 242 and 243, thence northwesterly with the line between said two lots 127 feet to the common rear corner of Lots Nos. 241, 242, 243, thence northerly with the line between Lots Nos. 242 and 241, 123.9 feet to a point on the southerly margin of Mallard Drive; thence with the curve of said Drive eastwardly 129.81 feet to the beginning of a curve; thence around said curve in a southerly direction, 39.27 feet to a point in the northwesterly margin of West Hamilton Avenue, thence with said Avenue, southwesterly 110.3 feet to the point of beginning.

Being the same property conveyed to Doris M. Johnson by deed from J. H. Beazley and wife, Dorothy A. Beazley as of record in Book 4342, page 60, R.O.D.C.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mtg Company of record in Book 2867, page 411, R.O.D.C. and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said Grantees. Also as part of the consideration the grantees are to assume a 2nd mortgage payable to J. H. Beazley and wife, Dorothy A. Beazley in the principal sum of $2300.00 at seven (7%) percent interest, in monthly installments of $25.04 dated May 29th, 1969.

unimproved ( )
This is improved (X) property, known as 3100 West Hamilton, Nashville, Tennessee 37218
(House Number) (Street) (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 s this 17th day of April, 19 71

Doris M. Johnson

Elroy Johnson

STATE OF TENNESSEE
Davidson County

BOOK 4499 PAGE 233

Personally appeared before me, Joseph G. Williams, a Notary Public in and for said County and State, the within named Doris M. Johnson et vir Elroy Johnson

the 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 17th day of April 1971

Commission expires 7-26-71

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 DORIS M. JOHNSON ET VIR ELROY JOHNSON

TO RAYFORD SAMUEL ET UX SHIRLEY ANN SAMUEL

B 13621

IDENTIF. REFERENCE

MAY 5 2 06 PM '71

FELIX P. ELSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-5F	CONV	13,500.00			
MAY-5F	STAX		A*	35.10	
MAY-5F	PRFEE		A*	.50	
MAY-5F	WDEED		A*	3.00	* 38.60