This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TIC-220070

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
160-2-4	Mr/Mrs Howard L. Hartman same as below	Guaranty Mortgage Company 311 7th Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 22185
O. H. 75755	907 Forest Acres Court	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due,plus future interest, on a certain note, dated August 4,1964, in the original principal sum of $30,000.00, payable according to the terms and conditions thereof, including interest as set forth in said note, and being secured by a deed of trust executed by James W. Anderson, III and wife, to Herschel Greer, Trustee, as of record in Book 3797, page 794,

JUN21F CONV 48,500.00
JUN21F S'TAX A* 126.10
JUN21F PR'FEE A* .50
JUN21F W'DEED A* 3.00 * 129.60

BETTE R. ANDERSON, UNMARRIED

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HOWARD L. HARTMAN and wife, BONNIE L. HARTMAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on thePlan of Forest Acres Subdivision, Section IV, as of record in Book 2331, page 156.

Said Lot No. 2 fronts 175 feet on the southerly side of Forest Acres Court and extends back 387.13 feet on the easterly line and 192.73 feet on the westerly line, to a dead line in the rear on which it measures 344.2 feet, said dead line is a broken line.

Being the same property conveyed to Bette R. Anderson, by deed from F. Murray Parker and wife, as of record in Book 3797, page 793, and by deed from James W. Anderson, III, as of record in Book 4338, page 763.

This conveyance is made subject to restrictions of record in Book 2633, page 581, as amended by instrument of record in Book 2646, page 75.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1971 taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 5th day of June, 1971.

Bette R. Anderson
Bette R. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4513 PAGE 124

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Bette R. Anderson, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 5th day of June, 1971.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 1971

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF:mas

FROM
BETTE R. ANDERSON, UNMARRIED

TO
HOWARD L. HARTMAN AND WIFE

B1981 5

IDENTIF. REFERENCE

JUN 21 2 38 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public