WARRANTY DEED

AIC-164475

84-13-14	Mr. J.C. Brewer	Guaranty Mortgage Company 311 7th Avenue, North Nashville, Tennessee 37219
30-42538	same as below 2124 Dearborn Drive	10210 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 grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated January 13, 1956, in the original principal sum of $10,600.00, payable to Guaranty Mortgage Company, in monthly installments of $58.94, including interest at 4½% per annum, and being secured by a deed of trust executed by Noah E. Hooven and wife, Billie Hooven, to Herschel Greer, Trustee, as of record in Book 2477, page 225,

NOAH E. HOOVEN and wife, BILLIE HOOVEN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. C. BREWER

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. 87 on the Map of Donelson Hills, as of record in Book 2331, pages 22 and 23.

Said Lot No. 87 fronts 75 feet on the westerly side of Dearborn Drive and runs back between lines 419.1 feet on the northerly line and 421.8 feet on the southerly line, to the easterly line of the Tennessee Central Railway, measuring 75.1 feet thereon.

Being the same property conveyed to Noah E. Hooven and wife, Billie Hooven, by deed from A. L. Murphy and wife, Loreen C. Murphy, as of record in Book 2489, page 261.

This conveyance is made subject to restrictions of record in Book 2396, page 365.

JUL-6[illegible]	CONV	22,500.00			
JUL-6[illegible]	STAX		A*	58.50	
JUL-6[illegible]	PRTFEE		A*	.50	
JUL-6[illegible]	WDEED		A*	4.00	* 63.00

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 assumed by the Buyer.

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 2nd day of July, 1971.

Billie Hooven
Billie Hooven

Noah E. Hooven
Noah E. Hooven

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4516 PAGE 962

Before me, Reau E. Folk, Jr. a Notary Public in and for the State and County aforesaid, personally appeared the within named

Noah E. Hooven and wife, Billie Hooven

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, the 2nd day of July, 19 71.

My commission expires: July 23, 1974.

Reau E. Folk Jr.
Notary Public

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

$ 22,500.00

J. C. Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 71

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

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM

NOAH E. HOOVEN AND WIFE

TO

J. C. BREWER

B 21551

IDENTIF. REFERENCE

Jul 6 10 40 AM '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