WARRANTY DEED

BOOK 4517 PAGE 538

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John J. Hollister et ux (NAME)	Guaranty Mortgage Company (NAME)	4D 24152
545 Des Moines Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Map 75-3
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par. 17

THIS INSTRUMENT PREPARED BY CLARE[illegible] O. INGRAM
Attorney at Law
Graylynn Drive at Lebanon Road
Nashville, Tennessee 37214

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) *Dollars,* cash in hand paid by John J. Hollister and wife, Rose M. Hollister, hereinafter called the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Noel C. Blum and wife, Jamie L. Blum, hereinafter called the Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said John J. Hollister and wife, Rose M. Hollister, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 25 on the Plan of Tulip Grove, Section One, as of record in Book 3700, Page 106, Register's Office for said County, described as follows:

BEGINNING at a point in the northeast margin of Des Moines Drive, a common corner of Lots 24 and 25; thence with the line between said lots, northeastwardly 176.66 feet to a concrete monument; thence South 34° East 185.80 feet to a monument in the northwesterly margin of Andrew Jackson Parkway; thence with the margin of same, southwestwardly 122.0 feet to a monument at the beginning of a curve to the right, having a radius of 25.0 feet; thence around said curve, northwestwardly 39.27 feet to a concrete monument in the northeasterly margin of Des Moines Drive; thence with the margin of same, northwestwardly 100.0 feet to the point of beginning.

BEING the same property conveyed to the Grantors herein by deed from Fischer & Short Construction Company, Inc., of record in Book 4201, Page 638, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and all other limitations pertaining to the premises and to lien created in a Deed of Trust of record in Book 4201, Page 639, Register's Office for Davidson County, Tennessee, executed to secure a certain note described therein, the unpaid balance of which the Grantees herein assume and agree to pay as part of the consideration of this conveyance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,334.99

Subscribed and sworn to before me, this the 1st day of June, 1971

Affiant

My commission expires Nov 6, 1974 (Affix Seal)

Notary Public

This is improved (X) property, known as 545 Des Moines Drive (House Number) (Street) Hermitage, Tennessee 37076 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 Grantees, 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.*

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

Witness our hands this 1st day of June, 1971 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Noel C. Blum

Jamie L. Blum

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Noel C. Blum and wife, Jamie L. Blum

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* 1st *day of* July, *19* 71.

Commission expires Nov. 6, 1974 *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 .....

WARRANTY DEED

FROM

NOEL C. BLUM ET UX

TO

JOHN J. HOLLISTER ET UX

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

JUL-71 CONV 30,334.99
JUL-71 STAX A* 78.78
JUL-71 PRFEE A* .50
JUL-71 WDEED A* 4.00 * 83.28

FEE $ RECEIVED AND REGISTERED
DAVIDSON COUNTY, TENN.

JUL 7 11 12 AM '71

IDENTIF. REFERENCE

B 2 1 7 9 1