This Instrument Was Prepared By:
Thomas P. Kanaday, Jr.
18th Floor, Third Nat'l Bank Building, Nashville, Tenn.

Mail: Randolph Co. Realtors
Third National Bank Bldg.
Nashville, Tenn. 37217

WARRANTY DEED

BOOK 4518 PAGE 352

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dieter Sevin & wife	Guaranty Mtg Co -	Map 142-15
(NAME:) 605 Iron Gate Court	(NAME:) Nashville Tenn	Parcel 30
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville	9D 30806
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten dollars cash and other good and valuable consideration *DOLLARS* the receipt of which is hereby acknowledged and other good and valuable consideration, a part of which is the assumption of a certain Deed of Trust, dated December 16, 1968, and filed of record on December 19, 1968 in the Office of the Register of Deeds of Davidson County, Tennessee, in Book 4295, page 538, and the assumption of a note of even date thereby secured in the original principal amount of Twenty-four Thousand Nine Hundred ($24,900.00) Dollars, payable to Guaranty Mortgage Co. of Nashville, which debt the grantees herein assume and agree to pay as part payment of the purchase price.

The grantees further hereby assume the obligations of William E. Houston and wife, Patricia I. Houston, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim of payment arising from the guaranty or insurance of indebtedness above mentioned.

We *have bargained and sold, and by these presents do transfer and convey unto* the said Dieter Sevin and wife, Ingrid Sevin their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Lot No. 110 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts 37.4 feet on the east side of Iron Gate Court and extends back 200.0 feet on the southerly line and 260.6 feet on the northerly line, which is a broken line, to a broken line in the rear measuring 140.1 feet thereon.

Being the same property conveyed to William E. Houston and wife, Patricia I. Houston, by deed from Proctor Homes, Inc., of record in Book 4295, page 536, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set-back lines which are applicable to the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,000.00

Affiant

Subscribed and sworn to before me, this the ____ day of July 19 71

My commission expires April 05 1973

(Affix Seal)

Notary Public

unimproved ( )
This is improved (x) property, known as 605 Iron Gate Court, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dieter Sevin and wife, Ingrid Sevin *their heirs and assigns, forever.*

And we *do covenant with the said* Dieter Sevin and wife, Ingrid Sevin *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,* except as herein set forth.

And we, William E. Houston and wife, Patricia I. Houston *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dieter Sevin and wife, Ingrid *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 1st *day of* July, *19* 71, *this* ~~corporate party, if any~~, *having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William E. Houston
William E. Houston

Patricia I. Houston
Patricia I. Houston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named William E. Houston and wife, Patricia I. Houston

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 1 day of July, 19 71.

Ruth Randolph, Notary Public.

Commission Expires April 29, 1973.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

JUL-9[illegible]	[illegible]	31,000.00			
JUL-9[illegible]	S TAX		A*	80.60	
JUL-9[illegible]	PRTEEE		A*	.50	
JUL-9[illegible]	[illegible]		A*	8.00	* 89.10

WARRANTY DEED

FROM

TO

B 2 2 1 4 1[illegible]

IDENTIF. REFERENCE

JUL 9 8 55 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

[illegible] 324