THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY AT LAW, 1414 PARKWAY TOWERS, NASHVILLE, TENNESSEE 37219.

WARRANTY DEED

BOOK 4524 PAGE 318

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse H. Fanroy, Jr., et ux	Community Federal	Map. 69-A
(NAME) 4316 Enchanted Circle	(NAME) 2605 Jefferson St.	Par. 39
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) 37208 (STATE)	Pd

For and in Consideration of the sum of Fifteen Thousand Three Hundred Fifty-Four and 77/100 ----------($15,354.77)---------- *DOLLARS* of which sum the amount of $3,000.00 has been paid in cash by the Grantees, hereinafter named to the Grantors hereinafter named, and for the remainder, the said Grantees have assumed and agreed and hereby assume and agree to pay the balance now due in sum of $12,354.77 on a certain note dated April 17, 1964, executed by Clarence Oliver Witherspoon and wife, Delores C. Witherspoon, to Guaranty Mortgage Company and secured by deed of trust to Herschel Greer, Trustee, as of record in Book 3739, page 197, said note being in the original amount of $13,550.00, with interest as set out therein. Said Grantors, Kossie Gardner, Jr., and wife, Tena Marie Gardner,

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $15,354.77 Affiant

Subscribed and sworn to before me this 27th day of July 19 71

Deputy Register

have bargained and sold, and by these presents do transfer and convey unto the said Grantees, Jesse H. Fanroy, Jr., and wife, Mable L. Fanroy, 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. 72 on the plan of Enchanted Hills, Section I, of record in Book 3300, page 96, Register's Office for said County. Said Lot No. 72 fronts 101.5 feet on the northerly side of Enchanted Circle, and runs back 190.66 feet on the easterly line and 181.32 feet on the westerly line, to a dead line in the rear on which it measures 76.06 feet. Being the same property conveyed to Kossie Gardner, Jr., and wife, Tena Marie Gardner, by deed from Clarence Oliver Witherspoon and wife, Delores C. Witherspoon, of record in Book 4029, page 458, Register's Office for Davidson County, Tennessee.

JUL 29	CONV	15,354.77			
JUL 29	STAX		A*	40.04	
JUL 29	PRTEE		A*	.50	
JUL 29	WDEED		A*	8.00	* 48.54

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,354.77

Subscribed and sworn to before me, this the 26th day of July 19 71

Affiant

My commission expires:

(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 4316 Enchanted Circle, Nashville, Tennessee
(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 Jesse H. Fanroy, Jr., and wife, Mable L. Fanroy, their *heirs and assigns, forever.*

And we *do covenant with the said* Jesse H. Fanroy, Jr., and wife, Mable L. Fanroy *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.*

And said Grantors, Kossie Gardner, Jr., and wife, Tena Marie Gardner, *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jesse H. Fanroy, Jr., and wife, Mable L. Fanroy, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 26th *day of* July, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kossie Gardner Jr.
Kossie Gardner, Jr.
Tena Marie Gardner
Tena Marie Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Alpha J. A. Hall, *a Notary Public in and for said County and State, the within named* Kossie Gardner, Jr., and wife, Tena Marie Gardner,

*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* 26th *day of* July, *19* 71

Alpha J. A. Hall, *Notary Public.*

Commission Expires January 29, 1972.

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 _____.

WARRANTY DEED

FROM

KOSSIE GARDNER, JR., ET UX

TO

JESSE H. FANROY, JR., ET UX

B2477

IDENTIF. REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 29 | 14 PM '71

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE