This instrument prepared by: Andrew D. Tanner, Attorney,
507 American Trust Building,
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Kent, et ux (NAME)	Guaranty Mortgage Company (NAME)	6D-64500
5102 Greentree Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue, North, (STREET ADDRESS) BOOK 1531 PAGE 150	
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of James R. Kent and wife, Emily S. Kent assuming and agreeing to pay the balance owing on a note secured by Deed of Trust executed by James W. Farris and wife, Ethel L. Farris, to Herschel Greer, Trustee, of record in Book 3684, page 7, Register's Office for Davidson County, Tennessee, to secure a mortgage note in the principal amount of $16,200.00, payable in monthly payments of $84.40 each, commwncing December 1, 1963, the last payment being due November 1, 1998.

We, Ina Nixon Kent and husband, Francis E. Kent

have this day bargained and sold, and do hereby transfer and convey unto the said

James R. Kent and wife, Emily S. Kent

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Candlestick Farms, Section 1, as of record in Book 3300, page 56, Register's Office for said County.

Said Lot No. 112 fronts 72 feet on the northerly side of Greentree Drive and runs back on the westerly line 225.6 feet and 180 feet on the easterly line to a dead line in the rear on which it measures 137.2 feet.

Being the same property conveyed and referred in decree of the Chancery Court entered in the case of Lily Flagg Builders Supply Co., Inc., v. James W. Farris, et al, Rule No. 90156, said decree being recorded as a muniment of title in Book 4239, page 785, and deed dated June 8th, 1968, by Ethel L. Farris to Ina Nixon Kent, of record in Book 4242, page 458, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby treansferred to said grantees.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SHELBY

The actual consideration or value whichever is greater, for this transfer is $ 14,651.88

Subscribed and sworn to before me, this the 17th day of August, 19 71

Affiant

My commission expires: FEB 4, 1975 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5102 Greentree Drive, Nashville, Tennessee 37211
(House Number) (Street) 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

James R. Kent and wife, Emily S. Kent

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,* except as aforesaid.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James R. Kent and wife, Emily S. Kent

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s *this* 12th *day of* August, 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.*

Francis E. Kent
Francis E. Kent

Ina Nixon Kent
Ina Nixon Kent

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Ina Nixon Kent and husband, Francis E. Kent, *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, Tennessee *this* 18 *day of* August, *19*71

Billy J. Tidwell
Notary Public

Commission expires My Commission Expires Oct. 31, 1971

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 .....

AUG23	CONV	14,651.88			
AUG23	S'TAX		A*	38.22	
AUG23	PR'FEE		A*	.50	
AUG23	W'DEED		A*	4.00	* 42.72

WARRANTY DEED

FROM
INA NIXON KENT, ET AL

TO
JAMES R. KENT, ETUX

B 27875

IDENTIF. REFERENCE

AUG 23 9 17 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204