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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 19 72

Notary Public

MY ~~COMMISSION EXPIRES~~: Dep Register

(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY
J. K. Woodard, 330 Gallatin Rd S., Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard T. Haggard et ux (NAME)	Guaranty Mortgage Co. (NAME)	Map 52-B
Blackfoot Court (STREET ADDRESS OR ROUTE NUMBER)	316 Union St. (STREET ADDRESS)	Par. 41
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	PW

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert J. Gerrard and wife, Edith M. Gerrard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard T. Haggard and wife, Judy K. Haggard

HEREINAFTER CALLED THE GRANTEES, 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. 55 on the Plan of Section II, Sequoia Valley, as of record in Book 3700, page 114, Register's Office for said County.

Said lot fronts 50.3 feet on the northerly side of Blackfoot Court Turn-Around and runs back 164.9 feet on the easterly line and 138.6 feet on the westerly line, to a dead line in the rear on which it measures 196 feet.

Being the same property conveyed to Robert J. Gerrard and wife, Edith M. Gerrard, by deed from R. R. Mincy and R. E. Mincy as of record in Book 4183, page 372, said Register's Office.

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

The grantors further transfer, assign and sell to the grantees all their right title and interest in and to any funds in the escrow account maintained in connection with the herein assumed loan for insurance and taxes.

The grantees herein as part of the consideration assume and agree to pay the balance owing on a note in the original principal amount of $19,400.00 dated October 20, 1967, payable in monthly installments of $116.40 each including principal and interest beginning December 1, 1967, and continuing until November 1, 1997. Said note being secured by a deed of trust of record in Book 4183, page 373, said Register's Office to which reference is here made for a more complete description of said note.

This is unimproved (X) improved ( ) property, known as Blackfoot Court, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 7 day of February, 1972

Edith M Gerrard

x Robert J. Gerrard

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Gerrard and wife, Edith M. Gerrard

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 Nashville, Tennessee, this 7 day of February 1972.

Commission expires November 1, 1972

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Robert J. Gerrard et ux

TO
Richard T. Haggard et ux

B 47754

IDENTIF. REFERENCE

FEB 8 10 34 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-8 72	CONV	26,200.00			
FEB-8 72	S'TAX		A*	68.12	
FEB-8 72	PR'FEE		A*	.50	
FEB-8 72	W'DEED		A*	4.00	* 72.62