THIS INSTRUMENT PREPARED BY HARRY M. BOYKO, JR., ATTORNEY, 95 WHITE BRIDGE ROAD, NASHVILLE, TENNESSEE.

# WARRANTY DEED

BOOK 4585 PAGE 326

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David A. Saunders, et ux (NAME:) | J. I. Kislak Mortgage Corp. (NAME:) | Map 150-9 |
| 2924 Walnut Crest Drive (STREET ADDRESS OR ROUTE NUMBER) | 1101 Brickell Avenue (STREET ADDRESS) | Par. 27 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Miami, Florida 33131 (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Six Thousand Seven Hundred Ninety-Four and 52/100 ($6,794.52) *DOLLARS*

and the assumption of a mortgage held by J. I. Kislak Mortgage Corporation in the amount of Twenty-Five Thousand Two Hundred Five and 48/100 ($25,205.48), secured by a Deed of Trust recorded in Book 4295, Page 265, Register's Office, Davidson County, Tennessee,

we, Patrick E. McGuffey and wife, Diane G. McGuffey

*have bargained and sold, and by these presents do transfer and convey unto the said* David A. Saunders and wife, Sarah Saunders *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. 153 on the Plan of Forest View Park, Section 1, as of record in Book 3700, Pages 109 and 110, Register's Office for said County.

Said Lot No. 153 fronts 90.81 feet on the easterly side of Walnut Crest Drive and extends back 161.04 feet on the northerly line and 154.92 feet on the southerly line to a dead line in the rear, measuring 64.56 feet thereon.

Being the same property conveyed to Patrick E. McGuffey and wife, Diane G. McGuffey, by deed from C. & S. Builders, Inc., of record in Book 4278, Page 627, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Affiant

Subscribed and sworn to before me this the _____ day of _____, 19__.

My commission expires: Jan 26, 1976

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2924 Walnut Crest Drive, 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* David A. Saunders and wife, Sarah Saunders, their---------- *heirs and assigns, forever.*

*And* we *do covenant with the said* David A. Saunders and wife, Sarah Saunders *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* we, Patrick E. McGuffey and wife, Diane G. McGuffey *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* David A. Saunders and wife Sarah Saunders, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand*s *this* 18th *day of* March, *19*72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Patrick E. McGuffey

Diane G. McGuffey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Glenn E. Bales, a Notary Public in and for said County and State, the within named Patrick E. McGuffey and wife, Diane G. McGuffey

the bargainors, 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 21st day of March, 19 72.

Glenn E. Bales, Notary Public.

Commission Expires Jan. 22, 1975

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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

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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

TO

B5264 21

IDENTIF. REFERENCE

MAR 21 10 05 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

32,000.00

CONV

MAR21'72 A**
MAR21'72 STAX A**
MAR21'72 PRICE A** 8.00

MAR21'72 83.20
50
* 91.70

VOUCHED


Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE


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