BOOK 4592 PAGE 880

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lawrence G. Warner, et ux.	Guaranty Mortgage Company	4D-24455
(NAME)	(NAME)	
616 Albany Drive	311 7th Avenue North	Map 75-8-39
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100ths--------($10.00)----------

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Dollars,

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption by the grantees of an indebtedness to Guaranty Mortgage Company which is secured by a deed of trust of record in Book 4328, page 545, R.O.D.C., Tenn.,

I, NILES A. KITCHEN,

have this day bargained and sold, and do hereby transfer and convey unto the said LAWRENCE G. WARREN and wife, KATHERYN B. WARREN, their

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

Land in Davidson County, Tennessee, being Lot No. 279 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for said County. Said Lot No. 279 fronts 90 feet on the southwesterly side of Albany Drive and extends back 150 feet on the northwesterly line and 150.37 feet on the southeasterly line to a dead line in the rear, measuring 89 feet thereon.

Being the same property conveyed to Niles A. Kitchen, et ux., Elizabeth B. Kitchen, by deed of record in Book 4328, page 543, Register's Office, Davidson County, Tennessee, and being the same property conveyed to Niles A. Kitchen by Elizabeth B. Kitchen, by Quitclaim deed of record in Book 4575, page 734, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that 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 $ 32,250.00

Subscribed and sworn to before me, this the 17th day of April 1972

Affiant

~~My commission expires:~~ (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 616 (House Number) Albany (Street) Hermitage 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 LAWRENCE G. WARREN and wife, KATHERYN B. WARREN, their

(successors), heirs and assigns forever. I *covenant that* I am *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 above set out.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* LAWRENCE G. WARREN and wife, KATHERYN B. WARREN, their

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

Witness my *hand this* 14th. *day of* April, 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.*

This instrument prepared by:
Williams & Shields, Attorneys
310 Gallatin Road South
Madison, Tennessee 37115

x

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* NILES A. KITCHEN

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 14th *day of* April, *19* 72

Robt Chandler Notary Public

Commission expires 1-30-74

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.....

APR 17 72 CONV 32,250.00
APR 17 72 STAX A* 83.72
APR 17 72 PBFEE A* .50
APR 17 72 WDEED A* 4.00 * 88.22

WARRANTY DEED

FROM

NILES A. KITCHEN

TO

LAWRENCE G. WARREN, ET UX.

B 5 5 9 9 4

IDENTIF. REFERENCE

APR 17 12 10 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS