BOOK 4604 PAGE 355

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

James Sanford Minor and wife,
Frances Katherine Minor

TO

Billy J. Lee and wife,
Eliza Rose Lee

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy J. Lee (NAME)	Guaranty Mortgage Company (NAME)	
1218 Bonnalyn Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue, North (STREET ADDRESS)	To be assigned later KW
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

B 607.92

T IDENTIF. REFERENCE

MAY 25 11 59 AM '72

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 16,457.28 — J. Sanford Minor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 19 72.

W. Williams
Notary Public

~~MY COMMISSION EXPIRES:~~ Reg. Register
~~(AFFIX SEAL)~~

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 the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Richard Arthur LaFleur and wife, to Herschel Greer, Trustee, of record in Book 3216, page 331, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees,

We, James Sanford Minor and wife, Frances Katherine Minor

have bargained and sold, and by these presents do transfer and convey unto the said

Billy J. Lee and wife, Eliza Rose Lee

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. 230 on the Plan of Hermitage Hills, Section II, as of record in Book 2900, page 112, Register's Office for said County.

Said Lot No. 230 fronts 90.0 feet on the southerly margin of Bonnalyn Drive and extends back between lines measuring 111.8 feet on the easterly side and 136.6 feet on the westerly side to a dead line in the rear on which it measures 91.8 feet.

Being the same property conveyed to James Sanford Minor and wife, Frances Katherine Minor, by deed from Ben F. Bornstein, Jr., of record in Book 3952, page 267, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3096, page 5, said Register's Office and the Plan of record in Book 2900, page 112, Register's Office, which shows an owner's certificate, certain setback lines and easements.

WD-2

This is {unimproved (x) / improved (x)} property, known as 213 (House Number) Bonnalyn Drive (Street) Hermitage, Tennessee (P. O. Address: City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy J. Lee and wife, Eliza Rose Lee their heirs and assigns, forever.

And we do covenant with the said Billy J. Lee and wife, Eliza Rose Lee 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., except as set out herein.

And We, James Sanford Minor and wife, Frances Katherine Minor do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Billy J. Lee and wife, Eliza Rose Lee their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 23rd day of May, 19 72

Frances K. J. Minor

James S. Minor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Meredith St. John, a Notary Public in and for said County and State, the within named James Sanford Minor and wife, Frances Katherine Minor, 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 23rd day of May, 19 72

Meredith St. John, Notary Public.

Commission expires 5-15-73

MAY25 CONV 16,457.28
MAY25 STAX A* 42.90
MAY25 RECFEE A* .50
MAY25 DEED A* 7.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... Notary Public of said 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 .....

Mail: Buyer
7015 Bonnafair Dr.
Hermitage 37076