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

BOOK 4623 PAGE 446

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nick Stuart, Jr., et ux.	Guaranty Mortgage Company	
(NAME)	(NAME)	
150 Oak Park Drive	311 7th Avenue North	60-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	101
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

----------*Dollars,*

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of an indebtedness which is secured by a deed of trust of record in Book 4167, page 70, Register's Office, Davidson County, Tennessee,

We, ALBERT LEE INGRAM and wife, ROBERTA DIXON INGRAM,

have this day bargained and sold, and do hereby transfer and convey unto the said NICK STUART, JR. and wife, GERTRUDE STUART, their

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

Being Lot No. 88 on the Plan of Oak Park Subdivision, Section I, as of record in Book 3600, page 84, Register's Office for said County.

Said Lot No. 88 fronts 100 feet on the southerly side of Oak Park Drive and extends back 164.80 feet on the westerly line and 158.13 feet on the easterly line, to a dead line in the rear, which is a broken line, on which it measures 137.51 feet.

Being the same property conveyed to Albert Lee Ingram and wife, Roberta Dixon Ingram, by deed of record in Book 4219, page 111, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $35,000.00

Subscribed and sworn to before me, this the 28th day of July 19 72

Affiant Albert Lee Ingram

My commission expires: 1/30/74 (Affix Seal)

Notary Public Tom Shields

This is (unimproved) (X) property, known as 150 Oak Park Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said NICK STUART, JR. and wife, GERTRUDE STUART, 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 above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* NICK STUART, JR. and wife, GERTRUDE STUART, their

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

Witness our hands *this* 28th *day of* July, 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.*

Albert Lee Ingram

Roberta Dixon Ingram

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ALBERT LEE INGRAM and wife, ROBERTA DIXON INGRAM,

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, this* 27th *day of* July, *19*72.

Tom Shields *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 _____

JUL 31 72	CONV	35,000.00			
JUL 31 72	S'TAX		A*	91.00	
JUL 31 72	PR'FEE		A*	.50	
JUL 31 72	W'DEED		A*	4.00	* 95.50

WARRANTY DEED
FROM
ALBERT LEE INGRAM, ET UX.
TO
NICK STUART, ET UX.

B 69416

IDENTIF. REFERENCE

JUL 31 9 42 AM '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