This Instrument Was Prepared By
BEAU F. FOLK, JR., Attorney
3529 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-226938

BEAU F. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
130-9-77	Mr/Mrs Thomas M. Myatt same as below	Guaranty Mortgage Company 311 7th Avenue North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 7D-31375	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 117 Clydelan Court	LOAN OR ACCOUNT NO. 28052 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

AUG-7[illegible]	CONV	34,900.00			
AUG-7[illegible]	S'TAX		A*	90.74	
AUG-7[illegible]	PR'FEE		A*	.50	
AUG-7[illegible]	W'DEED		A*	4.00	* 95.24

THEODORE W. WENIGER and wife, CLEO H. WENIGER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS M. MYATT and wife, JUDITH L. MYATT

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 7th Civil District, being Lot No. 2 on the Plan of Warner Court, Section II, of record in Book 2330, page 124.

Beginning at a point in the westerly margin of Maybelle Lane at the corner of Lots 1 and 2; thence with the line between said lots, northwesterly 141 feet to a corner of Lot No. 3; thence with the line between Lots 2 and 3, northeasterly 140.7 feet to the south margin of Clydelan Court; thence with the margin of said Court; southeasterly 116 feet to the beginning of a curve; thence around said curve, southerly 39.3 feet to the west margin of Maybelle Lane; thence with the margin of the same south westerly 116 feet to the point of beginning.

Being the same property conveyed to Theodore W. Weniger and wife, Cleo H. Weniger by deed from James E. Adams of record in Book 2859, page 607.

This conveyance is made subject to restrictions of record in Book 2701, page 377.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1972 taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of August, 1972.

Cleo H. Weniger
Cleo H. Weniger

Theodore W. Weniger
Theodore W. Weniger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1625 PAGE 419

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Theodore W. Weniger and wife, Cleo H. Weniger the 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, the 1st day of August, 19 72.

My commission expires: July 23, 1974.

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 1972

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF: VS

FROM THEODORE W. WENIGER AND WIFE

TO THOMAS M. MYATT AND WIFE

B 70342

IDENTIF. REFERENCE

AUG 7 10 00 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public