BOOK 4627 PAGE 288

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,170.47

Nina B. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August 1972

Notary Public

MY COMMISSION EXPIRES 12-8-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney (NAME) 521 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nina B. Allen, unmarried (NAME)	GUARANTY MORTGAGE COMPANY OF NASHVILLE (NAME)	
5207 Byrne Drive (STREET ADDRESS OR ROUTE NUMBER)	311-7th Avenue North (STREET ADDRESS)	162-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles R. Hopper and wife, Ava Y. Hopper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nina B. Allen, an unmarried person

HEREINAFTER CALLED THE GRANTEES, 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. 80 on the Plan of Southwood, as of record in Plan Book 2663, pages 125 and 126, Register's Office for said County.

SAID Lot No. 80 fronts 90 feet on the southwesterly side of Byrne Drive and runs back 130.02 feet on the southeast line and 180.63 feet on the northwest line, to a dead line in the rear on which it measures 103.25 feet.

BEING property conveyed to Charles R. Hopper and wife, Ava Y. Hopper, by deed from R. R. Harris, Trustee, of record in Book 4439, page 816, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2904, page 51, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the year 1972 which have been prorated and assumed by the Grantee herein.

As part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid principal balance owing on a certain note to Guaranty Mortgage Company of Nashville in the original principal amount of $14,900.00, of record in Book 4312, page 535, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved XXX property, known as 5207 Byrne Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 11th day of August, 1972

Charles R. Hopper
Charles R. Hopper

Ava Y. Hopper
Ava Y. Hopper

STATE OF TENNESSEE
Davidson County

BOOK 4627 PAGE 289

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Hopper and wife, Ava Y. Hopper

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 11th day of August 1972

Commission expires 11-5-75

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
CHARLES R. HOPPER, ET UX

TO
NINA B. ALLEN, UNMARRIED

B 7 1 1 9 4

IDENTIF. REFERENCE

AUG 11 2 01 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Nina B. Allen, unmarried
5207 Dyer Dr.
Nashville, Tenn. 37211

AUG 11 72	CONV	18,170.47			
AUG 11 72	S TAX		A*	47.32	
AUG 11 72	PB FEE		A*	.50	
AUG 11 72	W DEED		A*	4.00	* 51.82