# WARRANTY DEED

BOOK 4641 PAGE 542

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Earl L. Guinn et ux | Earl L. Guinn | 83-11 P-95 |
| (NAME) 819 Riverside Drive | (NAME) 1424 East Greenwood Ave. | 39425 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37216 | (STREET ADDRESS) Nashville, Tenn. 37216 | 15da |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* three thousand nine hundred forty-two and 28/100 ---------- ($3,942.28) ---------- *Dollars,* cash in hand paid by Earl L. Guinn and wife, Virginia E. Guinn, the receipt of which is hereby acknowledged, and for the remainder the said Earl L. Guinn and wife, Virginia E. Guinn, have assumed and agree to pay the principal unpaid balance of $8,157.72 due on one note executed by Gerald H. Guinn and wife, Yvonne R. Guinn, to United Mortgagee Servicing Corporation; said note being secured by a deed of trust to J.J. Foley, Jr. Trustee, as of record in book 3625, page 521, Register's Office for Davidson County, Tennessee,

we, Gerald H. Guinn and wife, Yvonne R. Guinn,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Earl L. Guinn and wife, Virginia E. Guinn,

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

Being Lot No. 10 on the Plan of Humphrey Hardison's Subdivision of part of the Gray or Hensley Tract, not of record, described according to a survey made by W. B. Southgate, Surveyor, August 24, 1939, as follows:

Beginning in the easterly margin of Riverside Drive at a point 955 feet north of the northerly margin of Cooper Lane; said point being the corner of Lots 9 and 10; thence with the easterly margin of said Drive, north 3° 30' east 87 feet to a stake; thence 84° 30' east 300 feet 2 inches to a stake at the northwest corner of the Fort Tract; thence with the westerly line of said Fort Tract, south 3° 30' west 77 feet to the corner of Lots 9 and 10; thence with the line between said two lots westwardly 300 feet to the beginning.

Being the same property conveyed to Gerald H. Guinn and wife, Yvonne R. Guinn, by deed from Erby Gid Whitaker and wife, Yholande Whitaker, as of record in book 3612, page 405, Register's Office for said County.

Subject to easement for joint driveway use by adjoining property owner, as shown by instrument of record in book 3610, page 362, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,100.00

Subscribed and sworn to before me, this the 27 day of September 1972

My commission expires: Jan 12. 1976 (Affix Seal)

× Earl L. Guinn
Affiant

Lois M. Houston
Notary Public

This is improved (X) property, known as 819 Riverside Drive (House Number) (Street) Nashville, Tenn. 37216 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* Earl L. Guinn and wife, Virginia E. Guinn,

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 hereinabove shown.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Earl L. Guinn and wife, Virginia E. Guinn,

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

*Witness* our *hand* S *this* 27th *day of* September 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× Gerald H. Guinn × Yvonne R. Guinn

This instrument prepared by:
J. L. Chrisman, Attorney-at-Law,
P. O. Box 986, Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Lois M Houston *a Notary Public in and for said County and State,* Gerald H. Guinn and wife, Yvonne R. Guinn,

*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* 27 *day of* September, *19* 72

Lois M Houston *Notary Public*

*Commission expires* Jan 12 1976

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* .....

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**WARRANTY DEED**

FROM

Gerald H. Guinn and wife, Yvonne R. Guinn

TO

Earl L. Guinn and wife, Virginia E. Guinn

SEP 28 72 CONV 12,100.00
SEP 28 72 S'TAX A* 31.46
SEP 28 72 PB'FEE A* .50
SEP 28 72 W'DEED A* 4.00 * 35.96

B 7 7 7 8 0

IDENTIF. REFERENCE

SEP 28 9 03 AM '72

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE