BOOK 1673 PAGE 95

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James W. Temples and wife (NAME)	Guaranty Mortgage Company (NAME)	11D 42975
1011 Neely's Bend Road (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue, North (STREET ADDRESS)	Map 52-7
Madison, Tennessee, 37115 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee, 37219 (CITY) (STATE) (ZIP CODE)	Pat. 30

WARRANTY DEED

For and in consideration of the sum of $10.00- -
Ten and No/100- DOLLARS,
Cash in hand paid by James W. Temples and wife, Lorene L. Temples, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note dated September 6, 1962, for the original principal sum of $12,900.00, payable as provided therein to Neal J. Hardy, Federal Housing Commissioner, secured by instruments of record in Book 3433, page 328, and in Book 3447, page 345, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said James W. Temples and wife do hereby assume and agree to pay, I,

GEARLDEAN B. WALLER,

have bargained and sold, and by these presents do transfer and convey unto the said
JAMES W. TEMPLES AND WIFE, LORENE L. TEMPLES,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3, Block "A", on the unrecorded Map of Home Acres Subdivision, described according to a copy of a survey made by Clyde D. Anderson, dated July 16, 1957, as follows:
BEGINNING at a point in the north margin of Neely's Bend Road, at the corner of Lots 2 and 3; the said point being 168.2 feet west of a concrete monument set in the north margin of Neely's Bend Road, at the beginning of a curve into Larkin Springs Road; thence with the line between Lots 2 and 3, northerly 275 feet to a point, which is 203.2 feet west from the westerly margin of Larkin Springs Road; being an iron pin; thence westerly 100 feet to an iron pin at the corner of Lots 3 and 4; thence with the line between said lots, southerly 275 feet to an iron pin in the north margin of Neely's Bend Road; thence with the margin of the same, easterly 100 feet to an iron pin, the point of beginning.

Being property conveyed to Gearldean B. Waller by deed from Jimmy Dale Russell and wife, Rebecca Elaine Russell, of record in Book 4517, Page 405, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1011 (House Number) Neely's Bend Road (Street)
Madison, Tennessee, (P. O. Address) (City or Town) 37115 (Zip Code)

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.

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.

Witness my hands this Seventeenth day of January, 19 73.

Gearldean B. Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gearldean B. Waller,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this Seventeenth day of January, 1973.

My commission expires May 17, 1975. Notary Public Lloyd W. Pate

STATE OF TENNESSEE
COUNTY OF

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

JAN18- CONV 17,500.00
JAN18-STAX A* 45.50
JAN18-FHFEE A* .50
JAN18- WDEED A* 4.00 * 50.00

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of property (whichever is greater) is $ 17,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James W. Temples

Sworn to and subscribed before me
this 17th day of January, 1973.

My commission expires May 17, 1975. Notary Public Lloyd W. Pate

This instrument was prepared by:
Frank P. Reynolds, Atty., American Trust Bldg., Nashville, Tennessee.
Name Address

WARRANTY DEED

FROM GEARLDEAN B. WALLER,

TO JAMES W. TEMPLES AND WIFE, LORENE L. TEMPLES.

B 91603

IDENTIF. REFERENCE

JAN 18 1 29 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219