BOOK 4709 PAGE 94

Deed prep; J.Hill, Atty.-320 S. Gallatin Rd., Madisn, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr,Mrs. M. Griffin	Guaranty mortgage Co	Map 60-3
(NAME) 3106 Larkspur	311 7th Ave N.	Par. 47
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn.	(STREET ADDRESS) Nashville Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Four Thousand and 99/100****---------- Dollars, cash in hand paid, the feceipt of which is hereby acknowledged, and for the further consideration that the grantees herein do assume and agree to pay the balance of a lien on property conveyed, held by Guaranty Mortgage Co., Nashville, Tennessee, the balance of which is $ 26280.41, which is agreed as part of the purchase price for said premises, therefore,

We, Robert O. Rausch et ux, Judity C. Rausch, the grantors, have this day bargained and sold, and do hereby transfer and convey unto the said Michael Griffin et ux, Glenda Griffin, the grantees, (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Lot no. 28 on the Plan of Section One, Oak Park Subd., as of record in Book 3600, page 84, Register's Office said County, to which plan reference is here made for a more complete description.

Being the same property as conveyed from Oak Park Developers, Inc., a Tennessee Corporation, by deed, to Robert O. Rausch et ux, Judith C. Rausch, of record in Book 4424, page 332, Reg. Off. Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,280.41

Subscribed and sworn to before me, this the 18th day of May 1973

Affiant Robert O Rausch et ux

My commission expires: Nov. 13, 1973 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3106 (House Number) Larkspur (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 grantees, and 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.

we further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, and their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 17 day of Mar, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Robert O. Rausch et ux

X Judith C. Rausch

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Robert O. Rausch et ux, Judith C. Rausch

*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* 18th *day of* May, *19*73.

Notary Public

Commission expires Nov. 13, 1973

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 .....

MAY21'73	CONV	30,280.41			
MAY21'73	S'TAX		A*	78.78	
MAY21'73	PR'FEE		A*	.50	
MAY21'73	W'DEED		A*	4.00	* 83.28

WARRANTY DEED

FROM
Robert O. Rausch et ux,

TO
Michael Griffin etux,

C 0 7 4 0 7

IDENTIF. REFERENCE

MAY 21 1 52 PM '73

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