BOOK 4735 PAGE 947

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lillian K. Taylor (NAME)	Guaranty Mortgage Co., (NAME)	Map 133-6
3700 Yelton Drive (STREET ADDRESS OR ROUTE NUMBER)	311-7th Ave. North (STREET ADDRESS)	Par. 181
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4572, page 973, Register's Office for Davidson County, Tennessee.

Oakes & Smith Realty, Co., Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

Lillian K. Taylor, her

(~~successors~~), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 28 on the Plan of Leonard Heights, as of record in Book 2330, page 15, Register's Office for said County, described as follows:

Beginning on the southerly margin of Tibbs Drive at the corner of Lot Nos. 27 and 28; thence with the line between said two lots, southwardly 116.6 feet to the corner of Lots Nos. 27, 28 and 29; thence with the line between said Lots Nos. 28 and 29, westwardly 107 feet to the easterly margin of Yelton Drive; thence with same, northwardly 105.30 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northeastwardly 31.42 feet to the southerly margin of Tibbs Drive; thence with same, eastwardly 110.36 feet to the beginning.

Being the same property conveyed to Oakes & Smith Realty Co, Inc. by deed from Paul F. LeMay and wife, Frances LeMay of record in Book 4689, page 405, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,309.00

Subscribed and sworn to before me, this the 9th day of August, 19 73

Affiant: Lillian K. Taylor

My commission expires: 5/7/74 (Affix Seal)

Notary Public: Nellie T. Weimar

unimproved.
This is improved (~~unimproved~~) property known as ..... (House Number) (Street) 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

Lillian K. Taylor, her XXXXX (successors),

heirs and assigns forever. It *covenant that* it is *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 noted above.

It *further covenant and bind* itself, its successors XXX *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Lillian K. Taylor, her

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 9th *day of* August, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

OAKES & SMITH REALTY CO., INC.

BY: A. V. Oakes
A. V. OAKES, PRESIDENT

This Instrument Was Prepared By

Phillip Saindon (ghj)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor ....., *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 .....*Tennessee, this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Nellie T. Weimar, *a Notary Public of the State and County aforesaid, personally appeared* A. V. Oakes, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Oakes & Smith Realty Co., Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 9th *day of* August, *19* 73.

Nellie T. Weimar *Notary Public*

Commission expires 5/7/74

OAKES AND SMITH REALTY CO., INC.

WARRANTY DEED

FROM

OAKES & SMITH REALTY CO., INC.

TO

LILLIAN K. TAYLOR

AUG 10 73 CONV 21,300.00
AUG 10 73 S'TAX A* 55.38
AUG 10 73 PR'FEE A* .50
AUG 10 73 W'DEED A* 4.00 * 59.88

C 18993

IDENTIF. REFERENCE

AUG 10 9 28 AM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON