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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joe Willis Sebastian (NAME)	Guaranty Mortgage Company (NAME)	
3005 Sunnyview Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	59-5
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	234 pt

WARRANTY DEED

For and in consideration of the sum of $10.00----------
TEN AND NO/100---------- DOLLARS

Cash in hand paid by Joe Willis Sebastian, the receipt of which is hereby acknowledged and for other good & valuable considerations,

UG13	CONV	26,150.00			
UG13	S'TAX		A*	67.86	
UG13	PR'FEE		A*	.50	
UG13	W'DEED		A*	4.00	* 72.36

J & R BUILDERS

have bargained and sold, and by these presents do transfer and convey unto the said
Joe Willis Sebastian & wife, Rosetta K. Sebastian
Willies
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. 239 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, page 85, Register's Office for said County. Said Lot fronts 88 feet on the southeasterly margin of Sunnyview Drive and extends back 120.9 feet on the southwesterly line and 120.0 feet on the northeasterly line to a line on the rear, which is a broken line, on which it measures 105.3 feet.

Being part of the property conveyed to J & R Builders, by deed from Earl Hawkins, et al, as of record in Book 4705, page 779, said Register's Office.

unimproved ( )
This is improved ( ) property, known as 3005 Sunnyview Drive
(House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (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 our hands this 10th day of August, 19 73.

J & R BUILDERS
by: Raymond L. Barrett

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, L. D. RICHARDS, a Notary Public in and for said County and State, the within named RAYMOND L. BARRETT

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

Witness my hand and official seal at Nashville, this 10th day of August, 1973.

My commission expires April 25, 1974 Notary Public L. D. Richards

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 corpopation, 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 ____.

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

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 26,150.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joe Willis Sebastian

Sworn to and subscribed before me
this 10th day of August, 19 73.

My commission expires April 25, 1974 Notary Public L. D. Richards

This instrument was prepared by:

C. H. Briley, Jr., Atty. 404 James Robertson Parkway Nashville, Tennessee
Name Address

WARRANTY DEED

G-233094

FROM

J & R BUILDERS

TO

JOE WILLIS SEBASTIAN ET UX

C 19237

IDENTIF. REFERENCE

AUG 13 11 14 AM 73

FELIX Z. WILSON
DAVIDSON COUNTY, TENN.

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

FILE TENNESSEE TITLE CO.