BOOK 4754 PAGE 943 **WARRANTY DEED** Prepared by: Lindsey, Fader, Clemmons & Woods, Attorneys at Law

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald S. Carson, Sr. (NAME)	Guaranty Mortgage Company (NAME)	
133 Timber Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North (STREET ADDRESS)	136-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee. (CITY) (ZONE) (STATE)	34 pcl

FOR AND IN CONSIDERATION of the sum of ($10.00)----------

TEN AND NO/100---------- *Dollars,*

cash in hand paid by Ronald S. Carson, Sr. and wife, Linda J. Carson, and other good and valuable consideration the receipt of which is hereby acknowledged, including the assumption and agreement by said grantees, to pay the balance owing to Guaranty Mortgage Company of Nashville on a promissory note secured by a deed of trust to Herschel Greer, Trustee, of record in Book 4448, page 910, Register's Office for Davidson County, Tennessee, We

JOHNSON BEYER AND WIFE, BARBARA A. BEYER

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

RONALD S. CARSON, SR. AND WIFE, LINDA J. CARSON, their ~~XXXXX~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Priest Lake Park, Section 2, as of record in Book 4175, page 56, 57 and 58, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Johnson Beyer and wife, Barbara A. Beyer by deed from Ralph Stevens and William King, d/b/a Stevens and King Construction Company, of record in Book 4448, page 908, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

RALPH LUNSFORD NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,000.00

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

My commission expires Feb. 23, 1976 (Affix Seal)

Affiant Ronald S Carson Sr

Notary Public Lunsford M. Hollins Jr

This is improved ( ) unimproved (X) property, known as 133 Timber Ridge Drive (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

Ronald S. Carson, Sr. and wife, Linda J. Carson, their

~~XXXXXX~~,

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, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Ronald S. Carson, Sr. and wife, Linda J. Carson, their

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

Witness our hand s this 9th *day of* October, 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.*

x Johnson Beyer

x Barbara A. Beyer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lunsford M. Hollins Jr *, a Notary Public in and for said County and State,* Johnson Beyer and wife, Barbara A. Beyer *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* 9th *day of* October *, 19* 73

LUNSFORD M. HOLLINS JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Lunsford M. Hollins Jr *Notary Public*

Commission expires Feb 23, 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 .....

WARRANTY DEED

FROM

Johnson Beyer and wife,
Barbara A. Beyer

TO

Ronald S. Carson, Sr. and wife,
Linda J. Carson

OCT 12 73 CONV 46,000.00
OCT 12 73 S'TAX A* 119.60
OCT 12 73 PR'FEE A* .50
OCT 12 73 W'DEED A* 4.00 * 124.10

C 27502

IDENTIF. REFERENCE

OCT 12 8 35 AM '73

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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