This instrument was prepared by B. J. Boyd, Atty., Ashland City, Tenn.

WARRANTY DEED

BOOK 4765 PAGE 504

	ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. & Mrs.	Robert Eugene Griffith (NAME)	Guaranty Mortgage Company (NAME)	42-13-43
	704 Tuckahoe Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue, North (STREET ADDRESS)	11D-8975
	Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWENTY SIX THOUSAND AND NO/100 *Dollars,*

($26,000.00) cash, paid by Robert Eugene Griffiths and Evonne Johnson Griffiths, husband and wife, the receipt of which is hereby acknowledged, I, Betty L. Duffey, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Robert Eugene Griffiths and Evonne Johnson Griffiths, husband and wife, and their

certain real estate in Davidson County, Tennessee, as follows: ~~heirs~~ *heirs and assigns,*

Located in the 11th. District of said County, being Lot No. 56 on the Plan of Sherry Heights, Section III, as of record in Book 2331, Pages 126 and 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 157.0 feet on the northerly side of Tuckahoe Drive and runs back between lines, 290.5 feet on the westerly line and 206.8 feet on the easterly line to a dead line in the rear, being a broken line, and measuring 170.0 feet thereon.

Being the same property conveyed to Daniel D. Duffey and wife, Betty L. Duffey, by deed from Glenn H. Huffine and wife, Jo R. Huffine, of record in Book 3672, Page 113, Register's Office for Davidson County, Tennessee. The interest of Daniel D. Duffey in said land was vested in Betty L. Duffey by Divorce Decree entered in Minute Book 24-C, Page 30, Probate Court for Davidson County, Tennessee, a certified copy of said Decree being recorded in Book 4692, Page 526, Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements and conditions shown on Plan of record in Book 2331, Pages 126 and 127, and Restrictive Covenants in an instrument of record in Book 2543, Page 437, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

Subscribed and sworn to before me, this the 6th. day of November 19 73

Affiant Robert Eugene Griffith

My commission expires: 7/27/77 (Affix Seal)

Notary Public

Grantor reserves possession until December 6, 1973.

This is ( ) unimproved ( ) improved 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 Robert Eugene Griffiths and Evonne Johnson Griffiths, husband and wife, and their

~~heirs~~ *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert Eugene Griffiths and Evonne Johnson Griffiths, husband and wife, and their

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

Witness my *hand this* 6th. *day of* November, 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.*

Betty L. Duffey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David B. Herbert, a Notary Public in and for said County and State, Betty L. Duffey, unmarried,

the within named 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 Nashville, Tennessee, this 6th day of November, 19 73.

Daniel B. Herbert
Notary Public

Commission expires 7-27-77

NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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...

NOV 16 73 CONV 26,000.00
NOV 16 73 S'TAX A* 67.60
NOV 16 73 PB'FEE A* .50
NOV 16 73 W'DEED A* 4.00 * 72.10

WARRANTY DEED

FROM

BETTY L. DUFFEY, UNMARRIED

TO

ROBERT EUGENE GRIFFITHS

AND WIFE, EVONNE JOHNSON

GRIFFITHS

C 3 2 1 7 0

IDENTIF. REFERENCE

Nov 16 3 18 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

Return to: David B. Herbert, Atty.
14th Flr., 3rd National Bk. Bldg.
Nashville, Tennessee 37219