BOOK 4774 PAGE 142 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,950.00

Larry C. McCann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December 1973.

Notary Public

MY COMMISSION EXPIRES: 2-22-77

(AFFIX SEAL)

File for

THIS INSTRUMENT WAS PREPARED BY

James A. Carney, Attorney 729 Stahlman Bldg, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry C. McCann et ux (NAME)	Guaranty Mortgage Company (NAME)	Map 95-2
226 Donelson Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue No. (STREET ADDRESS)	Par 10
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	3D40770

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, S. K. Grayson and wife, Frances E. Grayson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry C. McCann and wife, Joyce H. McCann

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Donelson Hills, as of record in Book 2331, page 22 and 23, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Donelson Hills Drive at the corner of Lots Nos. 50 and 51; thence with the line between said two lots; southwestwardly 130.1 feet to the corner of Lots Nos. 50, 51 and 52; thence with the line between said lots Nos. 51 and 52, northwesterly 130.1 feet to the southeasterly margin of Guaranty Drive; thence with the same northeastwardly 108.02 feet to the beginning of a curve; thence around said curve with a radius of 20 feet eastwardly 31.42 feet to the southwesterly margin of Donelson Hills Drive; thence with same southeastwardly 110 feet to the beginning.

Being the same property conveyed to S. K. Grayson and wife, Frances E. Grayson by deed from John Conrad Burford and wife, Dorothy L. Burford, as of record in Book 3133, page 625, Register's Office for Davidson County, Tennessee.

Buyers assume and agree to pay the balance due on a first mortgage note secured by a deed of trust both executed by John Conrad Burford and wife, Dorothy L. Burford to Herschel Greet, Trustee, securing Guaranty Mortgage Company of Nashville in the original principal sum of $13,750.00, of record in Book 2534, page 91, R.O.D.C., Tenn.

All sums of money held in escrow by mortgagee or assigns, and including the prepaid hazard insurance coverage now in force in connection with said loan and property is herewith transferred to buyers.

This is unimproved ( ) improved (X) property, known as 226 (House Number) Donelson Hills Drive (Street) Nashville, Tenn. 37214 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 7th day of December, 1973

S. K. Grayson
S. K. Grayson

Frances E. Grayson
Frances E. Grayson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named S. K. Grayson and Frances E. Grayson

the bargainors, 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 7th day of December 19 73

Commission expires 1-29-77

James A Connelly
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19:__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
S. K. Grayson et ux

TO
Larry C. McCann et ux

C 35788

IDENTIF. REFERENCE

Dec 19 1 27 PM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC19	CONV	22,950.00		
DEC19	STAX		A* 59.54	
DEC19	PRFEE		A* .50	
DEC19	WDEED		A* 4.00	* 64.04