BOOK 4779 PAGE 489

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jennings Harold Lane (NAME)	Guaranty Mortgage Company (NAME)	161-5-58
771 Hunnington Pkwy. (STREET ADDRESS OR ROUTE NUMBER)	311 7th Ave., North (STREET ADDRESS)	
Nashville, Tenn. (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 4368, page 773, Register's Office for said County.

We, Donald A. Phifer and wife, Dixie S. Phifer

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

Jennings Harold Lane and wife, Betty Faye Lane

their (~~XXXXX~~ heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Huntington Park, Section One, as of record in Book 4175, page 10, Register's Office for said County.

Said Lot No. 7 fronts 75.0 feet on the northeasterly margin of Huntington Parkway, and runs back between lines, 160.37 feet on its ~~northwesterly~~ line, and 160.35 feet on its southeasterly line, to a line in the rear, on which it measures 75.0 feet.

Being the same property conveyed to Donald A. Phifer and wife, Dixie S. Phifer by deed from Atlas Construction Company, of record in Book 4368, page 771, Reigster'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 $ 25,783.35

Subscribed and sworn to, before me, this the 4 day of January, 1974

Affiant

My commission expires 8-8-1977 (Affix Seal)

Notary Public

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

Jennings Harold Lane and wife, Betty Faye Lane

their ~~XXXXX~~

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, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Jennings Harold Lane and wife, Betty Faye Lane, their

(~~XXXX~~), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 4 day of January, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Donald A. Phifer

Dixie S. Phifer

This Instrument Was Prepared By

Of The Law Firm Pedigo & Seldon
Stahlman Building Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Harold L. Shelton, a Notary Public in and for said County and State, Donald A. Phifer and wife, Dixie S. Phifer

the within named 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 this 4 day of January, 1974.

Harold L. Shelton
Notary Public

HAROLD L. SHELTON * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

Commission expires 8-8-1977

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.....

JAN-9-	CONV	25,783.35		
JAN-9-	S TAX		A*	67.08
JAN-9-	PB FEE		A*	.50
JAN-9-	W DEED		A*	4.00 * 71.58

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED

FROM DONALD A. PHIFER, ET UX

TO JENNINGS HAROLD LANE, ET UX

C 37927

IDENTIF. REFERENCE

JAN 9 12 41 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-1631
NASHVILLE, TENNESSEE 37238

Shelton Realty Co.
PEDCO & SAINDON 467 Bell Rd.
Nashville, Tenn 37217