Prepared by: Ashley Wiltshire
Legal Services of Nashville
Sudekum Bldg.

BOOK 4787 PAGE 427

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Martha J. Brown	Guaranty Mortgage Company	
(NAME)	(NAME)	
2777 Old Matthews Road	10th Floor First American Ctr.	59-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207	Nashville, Tenn.	229
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten

Dollars,

and other good and valuable consideration including the agreement of the grantee to assume the debt of grantor to Guaranty Mortgage Company which is secured by a Deed of Trust to Hershell Greer of record at Book 4749, page 88, Office of Register of Deeds, Davidson County, Tennessee, I, Ruth L. Jackson

have this day bargained and sold, and do hereby transfer and convey unto the said Martha J. Brown, unmarried,

her *(successors), heirs and assigns,*

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

Land in the 14th Civil District Annexed, formerly the 12th Civil District, of Davidson County, Tennessee, and being Lot No.226 on the Plan of Trinity Hills Village, Sec. II, First Addition, as of record in Book 4460, pages 45 and 46, Register's Office for said County, to which plat reference is here made for a more particular description of said lot.

Being a portion of the property conveyed to Jones Homes, Inc., by deed from Jones Enterprises, Inc., of record in Book 4566, page 367, said Register's Office.

Being the same property conveyed to Ruth L. Jackson by Deed from Jones Homes, Inc., of record in Book 4749, page 86, said Register's Office.

This conveyance is made subject to restrictions of record in 4551, page 440, Register's Office for Davidson County, Tennessee, and to such set-back lines and easements as may appear of record.

This conveyance is made subject to the Deed of Trust to Hershell Greer, Trustee, of record in Book 4749, page 88, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 21,700.00

Subscribed and sworn to before me, this the 11 day of February 1974

Affiant ~~Purchaser~~ Martha J. Brown

My commission ~~Expires~~ Commission Expires August 11, 1975 (Affix Seal)

Notary Public Ashley Wiltshire

This is ( ) unimproved (X) improved property, known as 2777 Old Matthews Road, Nashville, Tennessee 37207
(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 grantee, her

(successors),

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* my *heirs and representatives, to warrant and*

forever defend the title to said real estate to said Martha J. Brown, her

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

Witness my *hand this* 11th *day of* February, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ruth L. Jackson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth L. Jackson

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 11th day of February, 1974

My Commission Expires August 11, 1975

Commission expires

Notary Public

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.....

FEB 11 CONV 21,700.00
FEB 11 S TAX A* 56.42
FEB 11 PR FEE A* .50
FEB 11 W DEED A* 4.00 * 60.92

WARRANTY DEED

FROM
RUTH L. JACKSON
TO
MARTHA J. BROWN

C 41559

IDENTIF. REFERENCE

FEB 11 3 14 PM '74

FELIX Z ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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