This Form furnished by Attorneys Title Company, Inc.

BOOK 4788 PAGE 192

Form No. WD-3

FROM

DONALD H. TAYLOR, ET UX

TO

CHARLES GILBERT TAYLOR

For draftsman's use

THIS INSTRUMENT PREPARED BY:

Robert H. Polk
Attorney at Law
711 Stahlman Building
Nashville, Tennessee
37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Gilbert Taylor (NAME)	Guaranty Mortgage Company (NAME)	23W 01040
1701 Electric Avenue (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Map 94 2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 70

(FOR REGISTER'S USE)

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IDENTIF. REFERENCE T

FEB 13 3 08 PM '74

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$11,500.00 / Dorothy W Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 1974.

J. Head
Notary Public

~~MY COMMISSION EXPIRES:~~ Dep Registers

(~~APPIX SEAL~~)

For and in Consideration of the sum of Eleven Thousand Five Hundred and 00/100 ($11,500.00)---------- DOLLARS of which Eight Hundred and 00/100 ($800.00) is paid in cash by Charles Gilbert Taylor, the receipt of which is hereby acknowledged, and by the further consideration of the assumption by the Grantee of the balance due Guaranty Mortgage Company, under Account No. 20887, in the amount of Six Thousand Six Hundred Thirteen and 47/100 Dollars ($6,613.47) and by the further consideration of the execution by the Grantee herein of a certain promissory note in the principal amount of Four Thousand Eighty-Six and 53/100 Dollars ($4,086.53), payable at the rate of $50.00 per month, including interest at the rate of Eight Per Cent (8%) per annum, the first payment being due on the 1st day of March, 1974, and a lien is retained upon the property herein conveyed to secure the payment of said promissory note,

FEB13 CONV 11,500.00
FEB13 S TAX A* 29.90
FEB13 P FEE A* .50
FEB13 MTGEED A* 6.00 * 36.40

We, Donald H. Taylor and wife, Dorothy W. Taylor (being one and the same person as Mary D. Taylor),

have bargained and sold, and by these presents do transfer and convey unto the said Charles Gilbert Taylor his 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. 58 on the Map of United Electric Railways Addition to East Nashville, as of record in Book 161, page 8, Register's Office for said County.

Said Lot No. 58 fronts 65 feet on the northerly side of Electric Avenue and extends back between parallel lines, with the easterly side of 17th Street, 150 feet to an alley.

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BEING the same property conveyed to Forrest M. Morgan and wife, Blanche Wilson Morgan by deed from Donald M. Smith and wife, Janette H. Smith, of record in Book 3073, page 567, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company, of record in Book 3090, page 145, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

BEING the same tract or parcel of land conveyed to Donald H. Taylor and wife, Mary D. Taylor, (being one and the same person as Dorothy W. Taylor), by deed from Forrest M. Morgan and wife, Blanche Wilson Morgan, dated 19 May, 1970 and recorded in Book 4419, page 436, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved (X) property, known as 1701 Electric Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Gilbert Taylor his heirs and assigns, forever.

And we do covenant with the said Charles Gilbert Taylor 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, except by the above described mortgage due Guaranty Mortgage Company and the promissory note for the balance of consideration,

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 Charles Gilbert Taylor his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 7th day of February, 1974, ~~the corporate party, if any, having caused these presents to be signed, sealed, attested and delivered by its duly authorized officers on said day and date.~~

Donald H. Taylor

Mary D Taylor

Dorothy W. Taylor

 Form No. WD3b

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Robert H. Polk, a Notary Public in and for said County and State, the within named Donald H. Taylor and wife, Dorothy W. Taylor, (Being one and the same person as Mary D. Taylor)

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 Davidson County, Tennessee, this 7th day of February, 1974.

Robert H. Polk, Notary Public

Commission Expires 4-30-75

STATE OF
County of

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public

Commission Expires .....

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 .....