This Deed prepared by: Walter S. Clark, Jr., 634 Stahlman Building, Nashville, Tennessee 37201

# WARRANTY DEED

BOOK 4791 PAGE 780

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John M. Thrash, et ux | Guaranty Mortgage Company | |
| (NAME) | (NAME) | |
| Bell Road | First American Center | 74-16 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. 37217 | Nashville, Tennessee 37219 | 5.5 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Three Thousand and No/100 ($3,000.00) *Dollars,*

cash in hand paid by John M. Thrash and wife, Marion F. Thrash, and a non-interest bearing promissory note for $2,000.00, due one year from date, the receipt of which is hereby acknowledged, and the assumption of the first mortgage note in the principal amount of $13,750.00 and the present balance of $11,622.13 held by Guaranty Mortgage Company secured by a Deed of Trust of record in Book 3484, page 385, Register's Office for Davidson County, Tennessee Ronald N. MacIntyre and wife, Betty F. MacIntyre

*have this day bargained and sold, and do hereby transfer and convey unto the said* John M. Thrash and wife, Marion F. Thrash their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 624 on the Plan of Hermitage Hills, Section VI, of record in Book 3300, page 10, Register's Office for said County.

SAID Lot No. 624 fronts 80 feet on the south side of Bonnawood Drive and extends back 168.05 feet on the east line and 193.47 feet on the west line, to a dead line, which is a broken line, measuring 85.29 feet thereon.

BEING the same property conveyed to Ronald N. MacIntyre and wife, Betty F. MacIntyre, by deed from Malvin Homes, Inc., of record in Book 3459, page 211, Register's Office for Davidson County, Tennessee, and conveyed to Betty F. MacIntyre by quitclaim deed of Ronald N. MacIntyre, of record in Book 4785, page 411, 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 $ 16,622.13

Subscribed and sworn to before me, this the 26 day of February, 1974

Affiant Marion F. Thrash

My commission expires 2/24/77 (Affix Seal)

Notary Public Walter S. Clark Jr.

DAVIDSON COUNTY TENNESSEE

This is improved ( ) unimproved (X) property, known as 411 Bonnawood Drive, Hermitage, Tennessee 37076
(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* John M. Thrash and wife, Marion F. Thrash their *(successors), heirs and assigns forever.* they *covenant that* they 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 referred to above.

They *further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* John M. Thrash and wife, Marion F. Thrash, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand S this 26th 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.*

Ronald N. MacIntyre

Betty F. MacIntyre

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

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Walter S. Clark, Jr., a Notary Public in and for said County and State, Ronald N. MacIntyre and wife, Betty F. MacIntyre

the within named bargainor, 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 26 day of February, 19 74.

Walter S. Clark, Jr.
Notary Public

WALTER S. CLARK, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires July 24, 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.....

FEB27 CONV 16,622.13
FEB27 S'TAX A* 43.16
FEB27 PRFEE A* .50
FEB27 W'DEED A* 4.00 * 47.66

WARRANTY DEED

FROM Ronald N. MacIntyre, et ux

TO John M. Thrash, et ux

C 43576

IDENTIF. REFERENCE

FEB 27 10 35 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238