ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Malinda Lue Grant	Guaranty Mortgage Company	
(NAME)	(NAME)	
	First American Center	84-4 p. 25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tn. 37238	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100----------
----------($10.00)---------- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of and agreement by Malinda Lue Grant, herein to pay the principal balance now due, plus future interest, on a certain note in the original principal sum of $26,900.00, payable to the order of Guaranty Mortgage Company of Nashville, Inc., in monthly installments of $174.58, including interest at the rate of six and 3/4 percent (6-3/4) per annum, said note being secured by a deed of trust executed by Billy L. Baker and wife, June N. Baker, to Herschel Greer, trustee, of record in Book 4296, page 684, R.O.D.C., Tennessee,

Sammie Lucas and wife, Leontine F. Lucas

have bargained and sold, and by these presents do transfer and convey unto the said Malinda Lue Grant

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of McGavock Heights, Section III, as of record in Book 2330, page 102, Register's Office for said County, described as follows:
Beginning on the westerly margin of Glenoaks Drive at the corner of Lots Nos. 11 and 12; thence with said Drive, northwardly 135.78 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet, northwestwardly 37.96 feet to a concrete monument on the southerly margin of Jova Drive; thence with said Drive, westwardly 116.72 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots, southwardly 172.2 feet to the common corner of Lots Nos. 9 and 10; 11 and 12; thence with the line between Lots Nos. 11 and 12, eastwardly 168.4 feet to the beginning.

Being the same property conveyed to Sammie Lucas and wife, Leontine F. Lucas by deed from Billy L. Baker and wife, June N. Baker, as of record in Book 4602, page 29, Register's Office for said County.

This conveyance is made subject to the following:
Taxes for 1974, a lien, but not yet due and payable (Parcel No. 3D-69690)
The recorded plan shows an owner's certificate, a 60-foot setback line from Glen Oaks Drive, a 40-foot setback line from Loya Drive, and a 10-foot utility easement along the west line.
Restrictive covenants contained in an instrument of record in Book 2602, page 232, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 2704 Glenoaks Drive
(House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 2nd day of March, 19 74.

BOOK 4794 PAGE 503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Sammie Lucas and Leontine F. Lucas

the 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 22nd day of March, 1974.

My commission expires My Commission Expires Feb. 13, 1977 Notary Public Mary A. Brown

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ $42,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mary A. Brown

Sworn to and subscribed before me this 8th day of March, 1974.

~~My commission expires~~ ~~Notary Public~~ W. Williams
Deputy Reg.

This instrument was prepared by:
Jonathan Harwell, 401 Court Square Building, Nashville, Tennessee 37201

Name				Address
MAR-8 74	CONV	42,900.00		
MAR-8 74	STAX		A* 111.54	
MAR-8 74	PRFEE		A* .50	
MAR-8 74	WDEED		A* 4.00	* 116.04

WARRANTY DEED

FROM Sammie Lucas, et ux

TO Malinda Lue Grant

C 44817

IDENTIF. REFERENCE

MAR 8 9 28 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219