BOOK 4797 PAGE 309 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,200.00

Carl D. Turnbow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 19 74

Notary Public

MY COMMISSION EXPIRES: 10-24-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys 507 Stahlman Building Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl D. Turnbow et ux (NAME)	GUARANTY MORTGAGE COMPANY OF NASHVILLE (NAME)	13DA 40485
3005 Sunnyview Court (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 59-5
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	Par 242

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, A & R Construction Company, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl D. Turnbow and wife, Willie M. Turnbow

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 247 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, page 85, Register's Office for said County.

SAID Lot No. 247 fronts 80.02 feet on the southwesterly side of Sunnyview Court and extends back 104 feet on the northwesterly line and 153.9 feet on the southeasterly line, to a broken line in the rear, measuring 99.2 feet thereon.

BEING part of the same property conveyed to A & R Construction Company, a partnership, by deed from H. Lynn Greer, Jr., Trustee, of record in Book 4633, page 978, and by deed from Earl Hawkins and William C. Greer, of record in Book 4690, page 432, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4620, page 866, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 3005 Sunnyview Court, Nashville, Tennessee 37218
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 18th day of March, 19 74

A & R CONSTRUCTION COMPANY

BY:
Albert F. Warner, Partner

STATE OF TENNESSEE
Davidson County

BOOK 4797 PAGE 310

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of March 19 75

Commission expires 11/8/75

Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

file in box #4

WARRANTY DEED

FROM

A & R CONSTRUCTION COMPANY, a partnership

TO

CARL D. TURNBOW ET UX

C 4 6 1 0 6

IDENTIF. REFERENCE

MAR 19 12 05 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 19 74	CONV	21,200.00			
MAR 19 74	STAX		A*	55.12	
MAR 19 74	PRFEE		A*	.50	
MAR 19 74	WDEED		A*	4.00	* 59.62