This instrument was prepared by:
A. H. Griffin, Jr., Atty.
Nashville, Tenn.

BOOK 4803 PAGE 716

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles R. Mays	Guaranty Mortgage Company	Field Book No.
(NAME)	(NAME)	
421 Cedarcliff Rd.	First American Center	2D 59018
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37238	150-5 134 PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00)---------- *Dollars,*

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, OTIS W. CHARLTON AND WIFE, LOUISE R. CHARLTON,

have this day bargained and sold, and do hereby transfer and convey unto ~~the said~~ CHARLES R. MAYS, unmarried,

his ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 228 on the Plat of Cherry Hills, Section 4 of record in Plat Book 4460, page 21, Register's Office for said County.

Being part of the property conveyed to Otis W. Charlton and wife, Louise R. Charlton, by Deed from Modern Maid Homes, Inc., of record in Book 4583, page 290, said Register's Office.

This conveyance is made subject to restrictions filed for record in Book 4512, page 212, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me, this the 4th day of April 19 74

My commission expires: May 25, 1975 (Affix Seal)

Affiant

Notary Public

This is improved (X) unimproved ( ) property, known as 421 Cedarcliff Road; Antioch, Tennessee 37013 (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 CHARLES R. MAYS, unmarried,

his ~~successors~~, *heirs and assigns forever.* We *covenant that* we 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 for 1974 Taxes, which have been prorated and assumed by the buyers.

We *further covenant and bind* ourselves, our successors *heirs and representatives, to warrant and forever defend the title to said real estate to said* CHARLES R. MAYS, unmarried, his ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 4th day of April, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Otis W. Charlton

Louise R. Charlton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen D. Scott, a Notary Public in and for said County and State, Otis W. Charlton and wife, Louise R. Charlton

the within named bargainor, S, 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 4th day of April, 19 74.

Helen D Scott
Notary Public

Commission expires May 25, 1975

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 offices in _____, this _____day of _____, 19_____.

_____Notary Public

Commission expires _____

APR-9 74 CONV 32,000.00
APR-9 74 S TAX A* 83.20
APR-9 74 PR FEE A* .50
APR-9 74 W DEED A* 4.00 * 87.70

WARRANTY DEED

FROM
Otis W. Charlton, et ux
TO
Charles R. Mays

C 4 9 0 1 6

IDENTIF. REFERENCE

APR 9 10 00 AM '74

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to: Helen D. Scott
Guaranty Mtg. Co.
1st American Center
Nash., Tn. 37238