BOOK 4811 PAGE 358

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,500.00

Alton E. Lavender
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 1974

Notary Public

MY COMMISSION EXPIRES: 2-25-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alton E. Lavender (NAME)	Guaranty Mortgage Company (NAME)	8DA-13574
1837 25th Avenue N. Court (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 81-6
Nashville, Tenn. 37208 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 230

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, IRVIN BELL OTEN and wife, NORRIS C. OTEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALTON E. LAVENDER and wife, MARION LAVENDER

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. 4 on the Plan of Cumberland Gardens, Section 8, of record in Book 3300, page 82, Register's office for said County.

SAID Lot No. 4 fronts 39.5 feet on the northerly margin of 25th Avenue North Court and extends back 120.3 feet on the easterly line and 121.5 feet on the westerly line to a dead line in the rear, measuring 82 feet thereon.

BEING the same property conveyed Irvin Bell Oten and wife, Norris C. Oten by deed from Dodson Batson, Trustee, of record in Book 3679, page 147, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

This is improved (x) unimproved ( ) property, known as 1837 25th Avenue North Court, Nashville, Tennessee
(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 our hands this 29th day of April, 1974

Irvin Bell Oten
Irvin Bell Oten

Norris C. Oten
Norris C. Oten

A/R

STATE OF TENNESSEE
Davidson County

BOOK 4811 PAGE 359

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named IRVIN BELL OTEN and wife, NORRIS C. OTEN

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 Nashville, Tennessee, this 29th day of April 1974

Commission expires 2-5-77

Notary Public

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

WARRANTY DEED

FROM
IRVIN BELL OTEN ET UX

TO
ALTON E. LAVENDER ET UX

C 52456

IDENTIF. REFERENCE

MAY 1 3 33 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-1[illegible]	CONV	15,500.00			
MAY-1[illegible]	S'TAX		A*	40.30	
MAY-1[illegible]	PR'FEE		A*	.50	
MAY-1[illegible]	W'DEED		A*	4.00	* 44.80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201