WARRANTY DEED

BOOK 4816 PAGE 896

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Thomas E. Templeton (NAME)	Guaranty Mortgage Co. (NAME)	75 - 14
8313 Terry Ln (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Parcel 87
Hermitage Tenn 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn 37238 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3812, page 412, Register's Office for Davidson County, Tennessee.

I, Bob Earheart, Trustee

have this day bargained and sold, and do hereby transfer and convey unto the said

Thomas E. Templeton and wife, Josephine P. Templeton

their ~~successors~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Hermitage Estates, as of record in Book 3300, page 70 and 71, Register's Office for said County,

Beginning at a point in the northerly margin of Terry Lane at the corner of Lots 72 and 73; thence with the line between said lots, northwesterly 172 feet to a corner of Lot 71; thence with the line between Lots 71 and 72, easterly 134.9 feet to the westerly margin of Weldon Drive; thence with the margin of the same, southerly 102.5 feet to the beginning of a curve; thence around said curve, southwesterly 39.3 feet to the margin of Terry Lane; thence, with the margin of the same, southwesterly 83.8 feet to the point of beginning.

Being the same property conveyed to Bob Earheart, Trustee with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, by deed from Jerry N. Parker of record in Book 4426, page 216, 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 $ 25,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of May 1974

My commission expires: 1-21-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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

Thomas E. Templeton and wife, Josephine P. Templeton,

their ~~successors~~,

heirs and assigns forever. I covenant that I am 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 noted above.

I further covenant and bind my trust, my successors in trust and representatives, to warrant and forever defend the title to said real estate to said

Thomas E. Templeton and wife, Josephine P. Templeton, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 17th day of May, 19 74 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bob Earheart, Trustee

This Instrument Was Prepared By

Dewey W Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building; Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Howard R. Warden, *a Notary Public in and for said County and State,* Bob Earheart, Trustee, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he as Trustee *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 17th *day of* May, *19*74.

Commission expires July 27, 1976 Howard R. Warden *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

MAY 20 74 CONV 25,900.00
MAY 20 74 S'TAX A* 67.34
MAY 20 74 PR'FEE A* .50
MAY 20 74 W'DEED A* 4.00 * 71.84

WARRANTY DEED

FROM

BOB EARHEART TRUSTEE

TO

THOMAS E. TEMPLETON, ET UX

C 54983

IDENTIF. REFERENCE

MAY 20 12 19 PM '74

DAVIDSON COUNTY, TENN.

Compliments of

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

PEDIGO & SAINDON