This instrument prepared by: George P. Linebaugh, Jr., Atty.
200 Court Square Building
Nashville, Tennessee 37201

BOOK 4819 PAGE 174

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Hayes, et ux (NAME)	Guaranty Mortgage Co. (NAME)	
3967 Keeley Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Ave. North (STREET ADDRESS)	149-14
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn 37219 (CITY) (ZONE) (STATE)	113 PW

FOR AND IN CONSIDERATION of the sum of ten and no/100---------- ($10.00)---------- Dollars. cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the balance due on a note secured by a deed of trust of record in Book 4705, page 47,

Houston D. Buchanan and wife, Anita P. Buchanan,

have this day bargained and sold, and do hereby transfer and convey unto the said James L. Hayes and wife, Ethel Ann Hayes, their

~~XXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot Number 231 on the Plan of Colewood Acres, Section 3, as of record in Book 4175, page 45, as corrected by an instrument of record in Book 4398, page 889, Register's Office for said County, described as follows:

Said Lot Number 231 fronts 69 feet on the southwest margin of Keeley Drive and runs back 289.2 feet on the northwest line and 246.4 feet on the southeast line to a dead line in the rear, on which it measures 126.2 feet.

Being the same property conveyed to Houston D. Buchanan and wife, Anita P. Buchanan, by deed from Bill Wheeler Construction Company, Inc., of record in Book 4705, page 45, 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 $ 31,936.72

Subscribed and sworn to before me, this the 27 day of May 19 74.

Affiant

My commission expires: 4/27/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3967 Keeley Drive, Nashville, Tennessee 37211
(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 James L. Hayes and wife, Ethel Ann Hayes, their ~~XXXXXXX~~ 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 as set out above and the 1974 taxes which grantees assume.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James L. Hayes and wife, Ethel Ann Hayes, their ~~XXXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 27th 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.

Houston D Buchanan

Anita P Buchanan

Recorded May 28, 1974 at 1:00 P.M. Davidson County Mortgage Tax 1609

RETURN to - Nashville, Tenn 37217

BOOK 4819 PAGE 175

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bill Nash, *a Notary Public in and for said County and State,* Houston D. Buchanan and Anita P. Buchanan

the within named 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* 27 *day of* May, *19* 74

Bill Nash
Notary Public

Commission expires 4/27/76

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 .....

MAY28 74	CONV	31,936.72				
MAY28 74	S'TAX		A*	82.94		
MAY28 74	PR'FEE		A*	.50		
MAY28 74	W'DEED		A*	4.00	*	87.44

WARRANTY DEED

FROM
Houston D. Buchanan, et ux

TO
James L. Hayes, et ux

C. 5 6 0 5 8

IDENTIF. REFERENCE

MAY 28 11 50 AM '74

DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE