WARRANTY DEED

BOOK 4831 PAGE 513

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carroll Smith and wife, Chyrel S. Smith (NAME)	Guaranty Mortgage Company (NAME)	Map 161-6
723 Tobylynn Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	#211
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	6D-74706

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Guaranty Mortgage Company and secured by a Deed of Trust of record in Book 4505, page 281, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith.

THOMAS W. NEWCOMB and wife, KAREN K. NEWCOMB

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

CARROLL SMITH and wife, CHYREL S. SMITH

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Section Two, Huntington Park, as of record in Book 4175, page 108, Register's Office for said County.

Said Lot No. 157 fronts 84.00 feet on the southwesterly margin of Tobylynn Drive and extends back 132.75 feet on the northwesterly line and 127.65 feet on the southeasterly line, to a dead line in the rear, measuring 92.65 feet.

Being the same property conveyed to Thomas W. Newcomb and wife, Karen K. Newcomb by deed from Bill Wheeler Construction Company, Inc. of record in Book 4505, page 281, 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 $ 29,900.00

Subscribed and sworn to before me, this the 3rd day of July 19 74

Affiant Carroll Smith

My commission expires 4/27/77 (Affix Seal)

Notary Public Gail P. Pigg

This is unimproved property, known as 723 Tobylynn Drive, Nashville, Tennessee
(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

CARROLL SMITH and wife, CHYREL S. SMITH

their *(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 and restrictive covenants of record in Book 4393, page 383, said Register's Office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* CARROLL SMITH and wife, CHYREL S. SMITH

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 19th day of June, 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.*

Thomas W. Newcomb

Karen K. Newcomb

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Thomas W. Newcomb and wife, Karen K. Newcomb

the within named bargainor, 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 19th day of June, 19 74.

Gail Pigg
Notary Public

Commission expires 4/27/77

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE GAIL PIGG

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.....

JUL-3 74	CONV	29,900.00				
JUL-3 74	S'TAX		A*	77.74		
JUL-3 74	PR'FEE		A*	.50		
JUL-3 74	W'DEED		A*	4.00	*	82.24

WARRANTY DEED

FROM

Thomas W. Newcomb et ux

TO

C 6 1 7 4 0

IDENTIF. REFERENCE

JUL 3 3 03 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to Gail Pigg