PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
333 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

BOOK 4839 PAGE 556

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,446.34

Donald A. Carpenter
Affiant

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

A. Braden Floyd Jr.
Notary Public

MY COMMISSION EXPIRES: 4-23-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Allen Carpenter (NAME)	Guaranty Mortgage Company (NAME)	102-3
414 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	157
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Wesley Odell Elizer and wife, Dorris A. Elizer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Allen Carpenter and wife, Meredia June Carpenter

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. 1217 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, pages 10 and 11, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1217 fronts 80.00 feet on the easterly side of Annex Avenue and extends back 155.3 feet on the northerly line and 155.7 feet on the southerly line, to a line in the rear on which it measures 65.84 feet.

BEING the same property conveyed to Wesley Odell Elizer and wife, Dorris A. Elizer by deed from J. Douglas Wright, Jr. and wife, Marilyn Joan Wright of record in Book 4022, page 480, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of a mortgage to Guaranty Mortgage Company of record in Book 4022, page 481, said Register's Office.

This is unimproved ( ) improved (X) property, known as 414 Annex Avenue (House Number) (Street) Nashville, Tennessee (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 hand S this 29 day of July, 1974

Wesley Odell Elizer

Dorris A. Elizer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wesley Odell Elizer and wife, Dorris A. Elizer

the 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 29 day of July 19 74

Commission expires 5-23-77

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
WESLEY ODELL ELIZER AND WIFE, DORRIS A. ELIZER

TO
DONALD ALLEN CARPENTER AND WIFE, MEREDIA JUNE CARPENTER

C 6 5 4 1 4

IDENTIF. REFERENCE

JUL 31 12 38 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File: A. Braden Floyd, Jr.

JUL31'74	CONV	28,446.34			
JUL31'74	S'TAX		A*	73.84	
JUL31'74	PR'FEE		A*	.50	
JUL31'74	W'DEED		A*	4.00	* 78.34

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.