This instrument prepared by: Thomas E. Stewart, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

BOOK 1843 PAGE 189

WARRANTY DEED

Mail to

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BEATRICE MEADOR (NAME)	Guaranty Mortgage Company (NAME)	83-8
917 Preston Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Parcel 95
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37237 (CITY) (ZONE) (STATE)	37-39280

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantee assuming a certain unpaid indebtedness of record in Book 2829, page 581, Register's Office for Davidson County, Tennessee, which grantee promises to pay and agrees to hold grantors harmless from same,

THOMAS E. ERVIN AND WIFE, ELLEN D. ERVIN,

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

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Rosewood Heights, Section IV, as of record in Book 2330, page 9, Register's Office for said County.

Said Lot No. 134 fronts 80 feet on the east side of Preston Drive, and runs back 173.2 feet on the north line and 180.0 feet on the south line, to a dead line in the rear measuring 80.2 feet thereon.

Being the same property conveyed to Thomas E. Ervin and wife, Ellen D. Ervin, by deed from John B. Downey and wife, Miriam E. Downey, of record in Book 2805, page 463, Register's Office for Davidson County, Tennessee.

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Subscribed and sworn to before me, this the 9th day of August 19 74

Affiant

My commission expires: 2/25/78 (Affix Seal)

Notary Public

This is unimproved (XX) improved ( ) property, known as 917 Preston 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 grantee, her *(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 as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *or* ~ *this* 9th *day of* August, 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 E. Ervin

Ellen D. Ervin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* THOMAS E. ERVIN AND WIFE, ELLEN D. ERVIN *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 Madison *this* 9th *day of* August *, 19* 74.

THOMAS E. STEWART NOTARY PUBLIC Tennessee DAVIDSON COUNTY

Commission expires 2/25/78 *Notary Public*

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 .....

AUG 14 77 CONV 26,500.00
AUG 14 77 S'TAX A* 68.90
AUG 14 77 PR'FEE A* .50
AUG 14 77 W'DEED A* 4.00 * 73.40

WARRANTY DEED
FROM
THOMAS E. ERVIN, ET UX
TO
BEATRICE MEADOR

C 67067

IDENTIF. REFERENCE

AUG 14 9 30 AM '74

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.,
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115