BOOK 4557 PAGE 111

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Harold G. Erath, Jr. (NAME)	Guaranty Mortgage Company (NAME)	Map ~~91-15~~ 118-B
3608 Doge Place (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Par. ~~165~~ 110
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP CODE)	Pcl

WARRANTY DEED

For and in consideration of the sum of -------- TEN AND NO/100---------- ----------$10.00---------- DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged and the agreement by Grantee to assume and pay the unpaid balance of a note dated May 12, 1974, executed by Samuel L. Allen and wife, to Guaranty Mortgage Company of Nashville, the original amount of $19,800.00, filed for record in Book 4417, page 776, Register's Office for Davidson County, Tennessee.

We, CHARLES G. ADAIR, SR. AND WIFE, MILDRED W. ADAIR

have bargained and sold, and by these presents do transfer and convey unto the said

HAROLD G. ERATH, JR. AND WIFE, PAULA T. ERATH

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 21 on the Plan of Section Two, Leawell, as of record in Book 2083, page 56, Register's Office for said County.

Said Lot No. 21 fronts 75 feet on the southeasterly side of Doge Place, and runs back 192.1 feet on the northerly line and 237.8 feet on the southerly line, to a dead line, measuring 87.6 feet thereon.

Being the same property conveyed to Charles G. Adair, Sr. and wife, Mildred W. Adair by deed from William M. Miller and wife, Romayne S. Miller of record in Book 4549, page 210, Register's Office for Davidson County, Tennessee.

OCT-2=	CONV	31,500.00			
OCT-2=	S'TAX		A*	81.90	
OCT-2=	PR'FEE		A*	.50	
OCT-2=	W'DEED		A*	4.00	* 86.40

unimproved ( )
This is improved (X) property, known as 3608 Doge Place (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 30th day of September, 19 74.

Charles G. Adair Sr. — CHARLES G. ADAIR, SR.

Mildred W. Adair — MILDRED W. ADAIR

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Henry A. Gillespie, a Notary Public in and for said County and State, the within named Charles G. Adair, Sr. and wife, Mildred W. Adair

the 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 30th day of September 30, 1974.

My commission expires May 2, 1977 Notary Public Henry A. Gillespie

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 31,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Harold G. Erath

Sworn to and subscribed before me this 30th day of September, 19 74.

My commission expires May 2, 1977 Notary Public Henry A. Gillespie

This instrument was prepared by:

C. H. Briley, Jr., Atty. 344 Fourth Avenue, North, Nashville, Tennessee

Name Address

G-238346 dh
WARRANTY DEED
FROM
CHARLES G. ADAIR, SR. ETUX
TO
HAROLD G. ERATH, JR. ETUX

C 73540

IDENTIF. REFERENCE

OCT 2 1 53 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

File H. Gillespie Book