ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jesse C. Osburn (NAME)	Guaranty Mortgage Company (NAME)	
841 Sutton Hill Drive 37204 (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	118-10
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	194 Pd

WARRANTY DEED

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

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, we;

Ronnie C. Peoples and wife, Joyace A. Peoples

have bargained and sold, and by these presents do transfer and convey unto the said Jesse C. Osburn and wifr, Evelyn G. Osburn

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. 1 on the Plan of Marengo Park Resubdivision of parts of Lots Nos. 60 and 61, Sutton Hill Section, as of record in Book 3500, page 121, Register's Office for said County, described as follows:
BEGINNING on the easterly margin of McNairy Lane at the corner of Lots Nos. 1 and 2; thence with the line between said two lots eastwardly 167 feet; thence northerly 90 feet to the southerly margin of Sutton Hill Road; thence with the same westerly 147 feet to the beginning of a curve; thence around said curve having a radius of 20.01 feet southwesterly 31.42 feet to the easterly margin of McNairy Lane; thence with the same southerly 70 feet to the beginning.

Being the same property conveyed to Ronnie C. Peoples and wife, Joyace A. Peoples by deed from Earl F. Ballard and wife, Jacquelyn L. Ballard of record in Book 4367, page 850, Register's Office for Davidson County, Tennessee.

This instrument is executed by Ronnie C. Peoples, Attorney-in-Fact for Joyace Peoples pursuant to an instrument, Special Power of Attorney, dated October 30, 1974, being recorded simultaneously herewith.

NOV26	CONV	34,900.00			
NOV26	S'TAX		A*	90.74	
NOV26	PR'FEE		A*	.50	
NOV26	M'DEED		A*	4.00	* 95.24

unimproved ( )
This is improved (X) property, known as 841 Sutton Hill Drive (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 15th day of November 19 74.

Joyace C. Peoples
by: Ronnie C. Peoples
Attorney-in-Fact

Ronnie C. Peoples

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4871 PAGE 343

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Ronnie C. Peoples

the bargainor one of s, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 19 74.

My commission expires April 26, 1978 Notary Public L. D. Richards

State of Tennessee

County of Davidson

On this the 15th day of November, 1974, before me personally appeared Ronnie C. Peoples, to me known to be the person who executed the within instrument on behalf of Joyace Peoples and who acknowledged that he executed the same as the free act and deed of the said Joyace Peoples.

L. D. Richards
Notary Public

My commission expires
April 26, 1978

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 34,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joyce C. Osburn

Sworn to and subscribed before me
this 25th day of November, 1974.

My commission expires April 26, 1978 Notary Public L. D. Richards

This instrument was prepared by:

C. H. Briley, Jr., Atty.	P. O. Box 2645, 344 4th Ave. North Nashville, Tennessee
Name	Address

G-237498 bh

WARRANTY DEED

FROM Ronnie C. Peoples and wife,

TO Joyace A. Peoples

Jesse C. Osburn and wife,

Evelyn G. Osburn

G79712

IDENTIF. REFERENCE

Nov 26 3 03 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 TENNESSEE TITLE CO.