BOOK 4886 PAGE 61

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

James Colvard and wife, Lara J. Colvard

TO

Marvin A. Maes

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin A. Maes (NAME)	Guaranty Mortgage Company (NAME)	Map 75-10
1719 West End Building (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Parcel 88
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

JAN 30 1 07 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 26,000.00 M. [illegible] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF January, 1975

Jo Ann Loutty
Notary Public

MY COMMISSION EXPIRES: April 9th 1975
(AFFIX SEAL)

C860477

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by James Colvard and wife, Lara J. Colvard, to Roger G. White, Trustee, of record in Book 4451, page 926, Register's Office for Davidson County, Tennessee; and has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Eugene V. Smoot and wife, Beulah M. Smoot, to Herschel Greer, Trustee, of record in Book 3627, page 539, Registers Office for Davidson County, Tennessee, reference to which said instruments is here made for a more particular description of said notes and the terms and conditions of said deeds of trust, the obligations of which are assumed by the said grantee.

JAN30 75	CONV	26,000.00			
JAN30 75	S'TAX		A*	67.60	
JAN30 75	PR'FEE		A*	.50	
JAN30 75	W'DEED		A*	6.00	* 74.10

We, James N. Colvard and wife, Lara J. Colvard

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

Marvin A. Maes

his 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. 61 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for said County.

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Said Lot No. 61 fronts 96 feet on the northerly side of Tyler Drive and runs back 114.25 feet on the westerly line and 116.7 feet on the easterly line to a dead line in the rear, which is a broken line on which it measures 102.7 feet.

Being the same property conveyed to James Colvard and wife, Lara J. Colvard, by deed from Surburban Land, Inc., of record in Book 4498, page 464, Register's Office for Davidson County, Tennessee.

James Colvard and James N. Colvard being one and the same person.

This is (unimproved / improved) (X) property, known as ____ (House Number) Tyler Drive (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marvin A. Maes his heirs and assigns, forever.

And we do covenant with the said Marvin A. Maes 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, except as set out herein.

And We, James N. Colvard and wife, Lara J. Colvard do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marvin A. Maes their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 27 day of January, 19 75, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

+ James N. Colvard

+ Lara J. Colvard

SEQUENCE NUMBER
Validity of Words Typed or Printing in This Document Unaffected by Their Presence

Form No. WD3b

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, ARNOLD R. SERVICE, a Notary Public in and for said County and State, the within named James N Colvard and wife, Lara J. Colvard

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 7th day of January, 19 75

Arnold R Service, Notary Public

MY COMMISSION EXPIRES AUGUST 8, 1977
Commission Expires

NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF
County of

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public

Commission Expires .....

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 .....