FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,849.81.

Minnie Jean Brazelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 1975.

Notary Public

MY COMMISSION EXPIRES: August 8, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MINNIE JEAN BRAZELTON (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	#13D-19625
3133 West Hamilton Road (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	MAP 70-1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	PARCEL 60

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, THAYER R. TOWNSEND and wife, BEVERLY M. TOWNSEND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MINNIE JEAN BRAZELTON

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:

BEING lot No. 281 on the Plan of Treppard Heights, Section III, as of record in Book 2663, page 116, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southeasterly margin of West Hamilton Avenue, the common corner of Lots Nos. 280 and 281; thence with the line between said lots, southeasterly 317.8 feet, more or less, to a point in Whites Creek; thence with said Creek, southwestwardly 158 feet, more or less, to a point in the northeasterly margin of Tucker Road, thence with the margin of the same, northwestwardly 308.12 feet to a point, the beginning of a curve; thence northwardly around said curve with a radius of 25.98 feet, 39.8 feet to a point in the southeasterly margin of West Hamilton Avenue; thence with the margin of the same, northeastwardly 80 feet to the point of beginning.

BEING The same property conveyed to Thayer R. Townsend and wife, Beverly M. Townsend, by deed from Anne Marie McBride Archie, as of record in Book 4568, page 657, Register's Office for Davidson county, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

AS PART of the above consideration, the Grantee herein, assumed and agrees to pay the unpaid balance owing on a certain note, executed by the Grantors herein to Guaranty Mortgage Company, inthe original principal amount of $_____, as of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX property, known as 3133 West Hamilton Road, Nashville, Tennessee
(House Number) (Street) (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 hands this 25th day of March, 1975

Thayer R. Townsend

Beverly M. Townsend

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 Thayer R. Townsend and wife, Beverly M. Townsend,

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 25th day of March, 19 75

Commission expires August 9, 1975

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
THAYER R. TOWNSEND, etux

TO
MINNIE JEAN BRAZELTON

C 92061

T
IDENTIF. REFERENCE

MAR 27 8 06 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 27 75	CONV	15,849.81			
MAR 27 75	S'TAX		A*	41.08	
MAR 27 75	PR'FEE		A*	.50	
MAR 27 75	W'DEED		A*	4.00	* 45.58