PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

BOOK 4963 PAGE 469 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Burnis J. Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April 1975

A. Braden Floyd
Notary Public

MY COMMISSION EXPIRES: 5-23-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burnis J. Barnes (NAME)	Guaranty Mortgage Company (NAME)	102-3
400 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	164
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	

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, Jerry Wayne Hafner and wife, Susan B. Hafner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Burnis J. Barnes and wife, Dorothy J. Barnes

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:

LAND in Davidson County, Tennessee, being Lot No. 1210 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, pages 10 and 11, Register's Office for said County.

SAID Lot No. 1210 fronts 80 feet on the easterly side of Annex Avenue, and runs back 156 feet on the northerly line and 150 feet on the southerly line to a dead line in the rear on which it measures 66.19 feet.

BEING the same property conveyed to Jerry Wayne Hafner and wife, Susan B. Hafner by deed from Norman E. Hall and wife, Margaret W. Hall, of record in Book 4581, page 534, Register's Office for said County.

The grantees agree and assume to pay the unpaid balance of a mortgage to Guaranty Mortgage Company of record in Trust Deed Book 4117, page 673, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 400 Annex Avenue (House Number) (Street) Nashville, Tennessee (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 hand s this 3 day of April, 19 75

Jerry Wayne Hafner

Susan B. Hafner

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 Jerry Wayne Hafner and wife, Susan B. Hafner

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 3 day of April 19 75

Commission expires 5/23/77

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
JERRY WAYNE HAFNER AND WIFE,
SUSAN B. HAFNER

TO
BURNIS J. BARNES AND WIFE,
DOROTHY J. BARNES

C 93965

IDENTIF. REFERENCE

APR 11 3 11 PM '75

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

File: A. Braden Floyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 11 75	CONV	28,000.00			
APR 11 75	S'TAX		A*	72.80	
APR 11 75	PR'FEE		A*	.50	
APR 11 75	W'DEED		A*	4.00	* 77.30