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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
J. E. Abernathy, et ux (NAME)	Guaranty Mortgage Company (NAME)	
170 Brenda Lane (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	16 B 2
Antioch, Tn. 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tn. 37237 (CITY) (STATE) (ZIP CODE)	16 B 2

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS
Cash paid by J. E. Abernathy and wife, Faye S. Abernathy, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of the unpaid balance of a note in the original amount of $25,850.00, secured by a deed of trust to Herschel Greer, Trustee, of record in Book 4765, page 367, Register's Office for Davidson County, Tennessee.

We, Claude E. Sanford and wife, Brenda G. Sanford,

have bargained and sold, and by these presents do transfer and convey unto the said J. E. Abernathy and wife, Faye S. Abernathy,

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. 239 on the Plan of Colewood Acres, Section 4, of record in Book 4175, page 144, Register's Office for said County.

Said Lot 239 fronts 88 feet on the north margin of Brenda Lane and extends back 203.7 feet on the east line, and 196.6 feet on the west line, to a line on the rear on which it measures 40.39 feet.

Being the same property conveyed to Claude E. Sanford and wife, Brenda G. Sanford by deed from Bill Wheeler Construction Company of record in Book 4765, page 365, said Register's Office.

unimproved ( )
This is improved (x) property, known as 170 Brenda Lane (House Number) (Street)
Antioch, Tn. 37013 (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 11th day of April, 1975.

x Claude E. Sanford
Claude E. Sanford

x Brenda G. Sanford
Brenda G. Sanford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude E. Sanford and wife, Brenda G. Sanford,

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, this 11th day of April, 1975.

My commission expires 8/14/76 Notary Public

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 $ 36,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

J. E. Abernathy

Sworn to and subscribed before me
this 11th day of April, 19 75.

My commission expires 8/14/76 Notary Public

This instrument was prepared by:

DOBSON & JOHNSON, INC.
Name P. O. BOX 17427 Address
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

APR 14 75	CONV	36,000.00			
APR 14 75	S'TAX		A*	93.60	
APR 14 75	PR'FEE		A*	.50	
APR 14 75	W'DEED		A*	4.00	* 98.10

WARRANTY DEED

FROM Claude E. Sanford, et ux

TO J. E. Abernathy, et ux

C 9 4 0 7 7

IDENTIF. REFERENCE

APR 14 10 26 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

RETURN TO:
DOBSON & JOHNSON, INC.