WARRANTY DEED

BOOK 4909 PAGE 239

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry C. Stinson et ux (NAME)	Guaranty Mortgage Co. (NAME)	Map 104-1
266 38th Ave. N. (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Pal. 33
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37237 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Nine Thousand, twenty six, and seventy-five cents -----($ 9,026.75) ---------- Dollars,

and the assumption of a first mortgage note in the approximate amount of $ 6,973.25.

We, Robert J. Joslin, and wife, Peggy Ann Joslin

have this day bargained and sold, and do hereby transfer and convey unto the said Henry C. Stinson and wife, Ann G. Stinson

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County , Tennessee, being Lot No. 70 on the Plan of Valley View Subdivision, Section 2, as of Record in Book 2330, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 60 feet on the easterly side of 38th Ave. North and extends back 120.63 feet on the northerly line and 120.1 feet on the southerly line, to the westerly margin of an alley, measuring 60 feet thereon.

Being the same real property conveyed to Robert J. Joslin, and wife, Peggy Ann Joslin, by deed dated December 23, 1957, and recorded in book 2708, page 9, R.O.D.C.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 30 day of April 1975

Affiant Henry C. Stinson

My commission expires: 12.12.76 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 266 38th Ave. North, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Henry C. Stinson and wife, Ann G. Stinson their (successors), heirs and assigns forever. we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

we further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Henry C. Stinson and wife, Ann G. Stinson their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 30 day of March, 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.

Robert J. Joslin

Peggy A. Joslin

Robert J. Joslin
Peggy A. Joslin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert J. Joslin and wife, Peggy Ann Joslin

the within named 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 Nashville, Tennessee this 30th day of March, 19 75

Notary Public

Commission expires 12.12.76

R. PRICE NIMMO NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 _____

WARRANTY DEED

FROM

Robert J. Joslin and wife, Peggy A. Joslin

TO

Henry C. Stinson and wife, Ann G. Stinson

This deed prepared by
R. PRICE NIMMO, Attorney at Law
95 White Bridge Road
308 Cavalier Building
Nashville, Tenn. 37205

MAY-2 75	CONV	16,000.00			
MAY-2 75 STAX			A*	41.60	
MAY-2 75 PBFEE			A*	.50	
MAY-2 75	WDEED		A*	4.00	* 46.10

C 96653

IDENTIF. REFERENCE

MAY 2 11 30 AM '75

FELIX Z. HAGGARD REGISTER
DAVIDSON COUNTY, TENN.

Comparison

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238