Prepared By:
Grant W. Smith, Attorney
711 J. C. Bradford Building
Nashville, Tennessee 37219

K mail to

BOOK 4945 PAGE 330

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Della M. Horton (NAME)	Guaranty Mortgage Company (NAME)	
3117 Larkspur Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	12D 44135
Nashville, Tenn. 37207 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37237 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-two Thousand Nine Hundred Nine and 98/100 ($32,909.98) ---------- *Dollars,* of which $15,000.00, has been paid in cash by Della M. Horton, and for the balance the said Della M. Horton has this day assumed and agreed to pay the balance, to wit, $12,909.98, on a first mortgage which is secured by a Deed of Trust executed by Donald C. Holcomb and Betty K. Holcomb, to Herschel Greer, Trustee, of record in Book 4173, page 151, said Register's Office, to secure to Guaranty Mortgage Company, of Nashville, the payment of one note dated September 18, 1967, in the original principal amount of $15,000.00; and has this date executed one note in the principal sum of $5,000.00, payable to the order of Aldred Leon Kinkade and wife, Alma L. Kinkade, due on or before December 31, 1975, with interest at the rate of 6 per cent per annum, We, Aldred Leon Kinkade and wife, Alma L. Kinkade,

have this day bargained and sold, and do hereby transfer and convey unto the said Della M. Horton, and her

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Oak Park Subdivision, Section 1, as of record in Book 3600, page 84, Register's Office for said County.

Said Lot No. 84 fronts 89 feet on the southeasterly side of Larkspur Drive and extends back 170.70 feet on the northeasterly line and 115.80 feet on the southwesterly line, to a dead line in the rear, measuring 102.50 feet thereon.

Being the same property conveyed to Aldred Leon Kinkade and wife, Alma L. Kinkade by deed from Andrew R. Barrett and wife, Marcella A. Barrett, of record in Book 4632, page 871, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $32,909.98

Subscribed and sworn to before me, this the 26 day of August 1975

Affiant Aldred Leon Kinkade

My commission expires: 11-20-78 (Affix Seal)

Notary Public Patricia A. Jasnowski

This is { unimproved ( ) / improved (X) } property, known as 3117 Larkspur Drive, Nashville, Tn. 37207 (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 Della M. Horton, and her *(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,* except as herein stated.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Della M. Horton, and her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 26 *day of* August, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Aldred Leon Kinkade

Alma L. Kinkade

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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, Aldred Leon Kinkade and wife, Alma L. Kinkade,

the within named 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 26th day of August, 1975.

Patricia A. Jaronski, Notary Public

Commission expires 11-20-78

NOTARY PUBLIC
PATRICIA A. JARONSKI
DAVIDSON COUNTY, TENN.

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.....

AUG 26 75 CONV 32,909.98
AUG 26 75 S'TAX A* 85.54
AUG 26 75 PR'FEE A* .50
AUG 26 75 W'DEED A* 4.00 * 90.04

WARRANTY DEED

FROM

ALDRED LEON KINKADE, ET UX

TO

DELLA M. HORTON

D 12874

IDENTIF. REFERENCE

AUG 26 2 13 PH '75

FELIX A. NILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238