BOOK 5029 PAGE 180

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Joy Carr (NAME)	Guaranty Mortgage Company (NAME)	75-4
4526 Baton Rouge Dr. (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	52
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville Tennessee (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~~ I, Joseph N. Barker, Trustee, with full power to sell, mortgage and convey, without the joinder of any beneficiary,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen Joy Carr, an unmarried person,

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. 286 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, page 71, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Joseph N. Barker, Trustee, with full power to sell, mortgage and convey, without the joinder of any beneficiary, by deed from Russell R. Jenkins and wife, Peggy K. Jenkins, of record in Book 5007, page 863, Register's Office for said County.

It is understood and agreed that the Grantee will assume the indebtedness secured by a deed of trust of record in Book 4534, page 214, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4526 Baton Rouge Drive, Hermitage, Tennessee 37076
(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 successors, assigns 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 my hand this 24 day of May, 19 76

Joseph N. Barker, Trustee

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Susan G. Paynter, a Notary Public in and for said County and State, the within named Joseph N. Barker, Trustee, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of May, 1976

Commission Expires: 9-16-78.

Susan G. Paynter
Notary Public

SUSAN G. PAYNTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF)

COUNTY OF)

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 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 official seal at office at on this day of , 19 .

My Commission Expires: Notary Public

WARRANTY DEED

FROM

Joseph N. Barker, Trustee, with full power to sell, mortgage and convey, without the joinder of any beneficiary

Helen Joy Carr, an unmarried person

D 5 0 9 4 6

IDENTIF. REFERENCE

MAY 26 11 23 AM '76

FELIX A. FRIEDMAN REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

MAY26'76	CONV	46,500.00			
MAY26'76	S TAX		B*	120.90	
MAY26'76	PR FEE		B*	.50	
MAY26'76	W DEED		B*	4.00	* 125.40

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 46,500.00

Affiant

Subscribed and sworn to before me this 24th day of May, 1976

My Commission Expires: 7/31/78

Notary Public

M. A. WILLMONT NOTARY PUBLIC LARGE STATE OF TENNESSEE