WARRANTY DEED

BOOK 5046 PAGE 556

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles D . Overstreet, et ux (NAME)	Guaranty Mortgage Company (NAME)	6DU-34995
5230 Anchorage Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	
Nashville, Tennessee 37220 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37237 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00)

Dollars,

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to Guaranty Mortgage Company, which note is secured by a deed of trust of record in Book 3914, page 150, Register's Office for Davidson County, Tennessee. Grantees agree to assume all incumbrances as stated in said deed of trust.

Ernest Lamar Fetner and wife, Janice Carpenter Fetner

have this day bargained and sold, and do hereby transfer and convey unto the said

Charles D. Overstreet and wife, Jean Overstreet

their *(successors), heirs and assigns,*

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

LAND IN DAVIDSON COUNTY TENNESSEE:

BEING Lot No. 212 on the Plan of Haileywood Estates, Section VIII, as of record in Book 2854, page 19, Register's Office for said County .

Said Lot No. 212 fronts 100.5 feet on the east side of Anchorage Drive, and extends back 150 feet on the north line and 193.7 feet on the south line, to a dead line in the rear, which is a broken line, on which it measures 111.5 feet.

Being the same property conveyed to Ernest Lamar Fetner and wife, Janice Carpenter Fetner, by deed from Charles G. Toycen and wife, Dolores M. Toycen, of record in Book 3914, page 149, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $ 46,000.00

Subscribed and sworn to before me, this the 15th day of July 1976

Charles D Overstreet
(Affiant)

My commission expires: April 8 1978
(Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 5230 Anchorage Drive (House Number) (Street) Nashville, Tennessee (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

Charles D. Overstreet and wife, Jean Overstreet

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, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles D. Overstreet and wife, Jean Overstreet

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 15 *day of* July, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest Lamar Fetner Janice Carpenter Fetner

BOOK 5046 PAGE 557

STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, Jesse D. McKinney, a Notary Public in and for said County and State, Ernest Lamar Fetner and wife, Janice Carpenter Fetner

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 9th day of July, 1976.

Jesse D McKinney
Notary Public

Commission expires April 8, 1978

JESSE D. McKINNEY NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF }

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.....

THIS INSTRUMENT WAS PREPARED BY:

FRED E. COWDEN, JR.
Suite 101, Belle Meade Office Park
4515 Harding Road
Nashville, Tennessee 37205

JUL 16 76	CONV	46,000.00			
JUL 16 76 S'TAX			B*	119.60	
JUL 16 76 PR'FEE			B*	.50	
JUL 16 76	W'DEED		B*	4.00	* 124.10

WARRANTY DEED

FROM
Ernest Lamar Fetner and wife

TO
Janice Carpenter Fetner

Charles D. Overstreet and wife

Jean Overstreet

TITLE INSURED BY POLICY NUMBER:

43-013-3653F

058719

Title Associates, Inc. Knoxville, Tenn. Identification Reference JUL 16 10 24 AM '76 Register Davidson County, Tenn.

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York