FORM NO. WD-1

Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

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mail

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,450.00

X John H. Guffey Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1976

Notary Public

MY COMMISSION EXPIRES: 5-30-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney, 2525 Lebanon Rd., Nashville, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN H. GUFFEY, JR. (NAME)	Engel Mortgage Company, Inc. (NAME)	15D-23470
1125 Eastdale Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	61-11
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Birmingham, Ala. 35201 (CITY) (STATE) (ZIP)	185

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, William P. Marshall and wife, Susan S. Marshall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Guffey, Jr. and wife, Betty C. Guffey

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. 144 Eastdale Place as of record in Book 547, pages 29 and 30, Registers Office for Davidson County, Tennessee.

SAID Lot No. 144 fronts 80 feet on the northerly side of Eastdale Avenue and runs back between lines 152.5 feet on the westerly side line and 172.3 feet on the easterly side line to a line at the rear measuring 82.4 feet thereon.

BEING the same property conveyed to Robert R. Marshall and wife, Glade C. Marshall by deed from L. C. Anderson and wife, Lola Anderson of record in Book 1417, page 382, Register's Office for Davidson County, Tennessee. The said Robert R. Marshall having died in 1971 and the said Glade C. Marshall having died intestate in 1976 leaving William P. Marshall as her sole heir at law.

This is unimproved ( ) improved (X) property, known as 1125 Eastdale Avenue, Nashville, Tennessee 37216
(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 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 our hand S this 30th day of July, 1976

WILLIAM P. MARSHALL: X William P. Marshall

SUSAN S. MARSHALL: X Susan S. Marshall

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STATE OF TENNESSEE
County of S.C. Burnette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William P. Marshall, and wife Susan S. Marshall the 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 _____, Tennessee, this 30th day of July 1976

Commission expires 2-4-80

Hazel C. Taylor
Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the within named bargainor, a corporation, and that (he) (they) as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes 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 the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
WILLIAM P. MARSHALL et ux

TO
Susan S. Marshall

JOHN H. GUFFEY, JR., ET UX

TO
BETTY C. GUFFEY

D61504

IDENTIF. REFERENCE

AUG 3 10 21 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-3* CONV 27,450.00 B* 71.24
AUG-3* S'TAX B* .50
AUG-3* PRTFEE B* 4.00 * 75.74
AUG-3* W'DEED