E T 8 0 5 9

WARRANTY DEED

BOOK 5179 PAGE 65

IDENTIF. REFERENCE

AUG 2 3 02 PH '77

FEE[illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

x Janice M. Fortner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 1977.

Notary Public

MY COMMISSION EXPIRES: 10-15-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Fortner (NAME)	Guaranty Mortgage Co. (NAME)	75-10
8313Terry Lane (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Par. 135
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 27238 (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, Thomas E. Templeton and wife, Josephine P. Templeton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Fortner and wife, Janice M. Fortner

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:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Hermitage Estates, as of record in Book 3300, page 70 and 71, Register's Office for said County.

Beginning at a point in the northerly margin of Terry Lane at the corner of Lots 72 and 73; thence with the line between said lots, northwesterly 172 feet to a corner of Lot 71; thence with the line between Lots 71 and 72, easterly 134.9 feet to the westerly margin of Weldon Drive; thence with the margin of the same, southerly 102.5 feet to the beginning of a curve; thence around said curve, southwardly 39.3 feet to the margin of Terry Lane; thence, with the margin of the same, southwesterly 83.8 feet to the point of beginning.

Being the same property conveyed to Thomas E. TEmpleton and wife, Josephine P. Templeton by deed from Bob Earheart, Trustee as of record in Book 4816, page 896, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 3812, page 412, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved ( ) property, known as 8313 Terry Lane (House Number) (Street) Hermitage, TN 37076 (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 hands this 28th day of July, 1977

x Thomas E. Templeton

x Josephine P. Templeton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Templeton and wife, Josephine P. Templeton

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 Nashville, TEnnessee this 27th day of July, 1977

Commission Expires 5-18-81

Notary Public

STATE OF
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 {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 the day of , 19

My commission expires

Notary Public

AUG-27 CONV 37,000.00
AUG-27 S'TAX B* 96.20
AUG-27 PR'FEE B* .50
AUG-27 W'DEED B* 4.00 * 100.70

WARRANTY DEED

FROM
Thomas E. TEmpleton
et ux

TO
Robert W. Fortner
et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

William G. Traber
P.O. Box
Nashville, Tenn. 37214