STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,112.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 19 78

Notary Public

MY COMMISSION EXPIRES: 1-21-81

Mail

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Autry (NAME)	Guaranty Mortgage Co. (NAME)	72-16
1944 Porter Road (STREET ADDRESS OR ROUTE NUMBER)	311 7th Ave. North (STREET ADDRESS)	120
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	15 DA 34860

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, John A. Floyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Autry et ux Peggy Jean Autry

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. 36 on the Plan of Peerman Heights, a plat which is of record in Book 2133, Page 3, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John A. Floyd et ux Lena J. Floyd, by deed of record in Book 4526, Page 741, Register's Office for Davidson County, Tennessee. The said Lena J. Floyd, now being deceased, title is vested in John A. Floyd, by rights of survivorship.

RESTRICTIVE covenants of record in Book 2091, Page 517, and Book 2435, Page 391, Register's Office for Davidson County, Tennessee and any existing easements.

IT is understood and agreed that part of the consideration of the transfer of this property is that the Grantees herein assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 4526, Page 743, Register's Office for Davidson County, Tennessee to Guaranty Mortgage Company.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

unimproved ( )
This is improved (X) property, known as 1944 Porter Road, Nashville, Tennessee
(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 my hand this 13th day of January, 19 78

JOHN A. FLOYD: John A. Floyd

STATE OF TENNESSEE }
County of Davidson }

BOOK 5244 PAGE 525

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. Floyd

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 Hermitage, Tennessee, this 13th day of January 19 78

Commission expires 1-21-81

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }

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) (his oath) acknowledged (themselves) (himself) 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 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
JOHN A. FLOYD

TO
JOHN AUTRY ET UX PEGGY JEAN AUTRY

E 46680.

IDENTIF. REFERENCE

JAN 18 T 51 PM '78

FELIX A. ... REGISTER
DAVIDSON ... TENN.

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

JAN 18 78	CONV	27,113.20			
JAN 18 78	S'TAX		B*	70.46	
JAN 18 78	PR'FEE		B*	.50	
JAN 18 78	W'DEED		B*	4.00	* 74.96