BOOK 5253 PAGE 194

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald F. Beisswenger and wife, Joyce H. Beisswenger (NAME:)	Guaranty Mortgage Company (NAME:)	117-9-31
3807 Hilldale Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	7DA-35490
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37238 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4553, page 989, Register's Office for Davidson County, Tennessee,

FEB15 78	CONV	71,000.00			
FEB15 78	S'TAX		B*	184.60	
FEB15 78	PR'FEE		B*	.50	
FEB15 78	W'DEED		B*	6.00	* 191.10

we, Halbert L. Carter, Jr., and wife, Margaret H. Carter,
have bargained and sold, and by these presents do transfer and convey unto the said Donald F. Beisswenger and wife, Joyce H. Beisswenger, 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 part of Lot No. 3 on the Plat of Billington's Subdivision, as of record in Book 547, page 116, Register's Office for said County, being Lot No. 4 on the unrecorded plan of the re-subdivision of said Lot No. 3 and part of Lot No. 4 on the Plat of said Billington's Subdivision, described together according to a survey made by E. R. Southgate & Son, Surveyors, May 15, 1947, as follows:

BEGINNING in the cente of Hilldale Drive, at a point 494 feet 4 inches north of the intersection of the center line of said Drive and Abbott-Martin Road; thence with the center of Hilldale Drive, northwardly 200 feet; thence westwardly 232 feet; thence southwardly 233 feet to the corner of Lots 3 and 4 on the unrecorded plan of the re-subdivision of said Lot No. 3; thence with the line between Lots Nos. 3 and 4, eastwardly 237 feet to the beginning.

BEING the same property conveyed to Halbert L. Carter, Jr., and wife, Margaret H. Carter by deed from Walter K. Haile, Jr., and wife, Nancy C. Haile of record in Book 4478, page 502, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1978 taxes, to be assumed by Grantees.
(2) Easement for sanitary sewer granted to City of Nashville of record in Book 3347, page 584.
(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 71,000.00

Subscribed and sworn to before me, this the 15th day of February, 19 78

Affiant

My commission expires: My Commission Expires August 15, 1978

(Affix Seal)

Notary Public

THOMPSON & CRAWFORD JR. NOTARY PUBLIC DAVIDSON CO. TENN.

(3) Easement for right-of-way of Hilldale Drive running accross front portion of said lot as described herein.
(4) Deed of Trust of record in Book 4553, page 989, said Register's Office, to secure to Guaranty Mortgage Company the payment of one note dated November 8, 1971, in the original principal amount of $43,000.00, payable as specified therein.

E 5075.5

IDENTIF. REFERENCE

FEB 15 2 49 PM '78

FELIX Z. GILLOCH II REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (XX) property, known as 3807 Hilldale Drive, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald F. Beisswenger and wife, Joyce H. Beisswenger, their *heirs and assigns, forever.*

And we *do covenant with the said* Donald F. Beisswenger and wife, Joyce H. Beisswenger *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.* except as noted above.

And we, Halbert L. Carter, Jr., and wife, Margaret H. Carter, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Donald F. Beisswenger and wife, Joyce H. Beisswenger, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 15th *day of* Feby, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Halbert L. Carter Jr.
HALBERT L. CARTER JR.

Margaret H. Carter
MARGARET H. CARTER

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* Halbert L. Carter, Jr., and wife, Margaret H. Carter

*the bargainor*s, *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* 13 *day of* July, *19* 78.

G. V. Crawford, Jr. Notary Public State of Tennessee at Large

Notary Public

Commission Expires ~~My Commission Expires August 15, 1979~~

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the 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....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....