BOOK 5260 PAGE 186

CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
LOUIE L. DAVIS (NAME)	Guaranty Mortgage Company (NAME)	162-1
290 Delvin Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Par-100 JS
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37237 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN----------
----------AND NO/100 ----------*Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book 5155 , Page 155 , Register's Office for Davidson County, Tennessee, which the grantees hereinafter named agree to assume and promise to pay according to the terms and conditions thereof.

HUBERT A. JOINER AND WIFE, MATTIE T. JOINER, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said
LOUIE L. DAVIS ,

hereinafter called Grantee *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Being Lot No. 11 on the Plan of Tusculum Gardens, as of record in Book 4660, Page 35, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Hubert A. Joiner and wife, Mattie T. Joiner by deed from John D. R. Spain and wife, Sandra A. Spain of record in Book 5155, Page 153, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 6th **day of** March **, 19** 78

Hubert A. Joiner
(HUBERT A. JOINER)

Mattie T. Joiner
(MATTIE T. JOINER)

STATE OF TENNESSEE }
COUNTY OF SUMNER }

BOOK 5260 PAGE 187

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* HUBERT A. JOINER AND WIFE, MATTIE T. JOINER

the within named 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 Hendersonville, *Tennessee, this* 6 *day of* March, *19* 78

Paulette L. Cheatham
Notary Public

Commission expires 1-22-79

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 .....

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $ 43,474.94

Subscribed and sworn to before me, this the 6 day of March, 19 78

Affiant

My commission expires 1-22-79
(Affix Seal)

Paulette L. Cheatham
Notary Public

WARRANTY DEED

FROM

HUBERT A. JOINER, ET UX

TO

LOUIE L. DAVIS

E 53763

IDENTIF. REFERENCE

MAR 8 10 34 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:

CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989

MAR-8 78	CONV	43,474.94			
MAR-8 78	S'TAX		B*	113.10	
MAR-8 78	PR'FEE		B*	.50	
MAR-8 78	W'DEED		B*	4.00	* 117.60