BOOK 5266 PAGE 454

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Clifford Ray Van Hooser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF March 1978

Notary Public

MY COMMISSION EXPIRES: 11-25-80

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford Ray Van Hooser (NAME)	Guaranty Mortgage Company (NAME)	Map 44-5
326 Keeton Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	Parcel 35
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	4D-38075

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, JAMES K. THOMAS AND WIFE, MARTHA A. THOMAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFFORD RAY VAN HOOSER AND WIFE, JANET ELIZABETH VAN HOOSER

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 the 4th Civil District of Davidson County, Tennessee, being the westerly 29 feet of Lot No. 55 and the easterly 42 feet of Lot No. 54 on the Plan of Scenic View, not of record, being called "DD" on a resubdivision if certain lots and described from a survey of James L. Murphy, Jr., dated June 2, 1959, as follows:

Gebinning at a point in the southwesterly margin of Keeton Avenue, at a point 29 feet southeast of the common corner of Lots 54 and 55; thence S 43 degrees W 165 feet to a point in the line between Lots 55 and 72; thence along the line between said lots 55, 72, 71 and 54, N 46 degrees 10' W 71 feet to a point; thence N 43 degrees 59' E 165 feet to a point in the southwesterly margin of Keeton Avenue; thence with the margin of said Avenue, A 46 degrees 10' E 71 feet to the point of beginning.

Being the same property conveyed to James K. Thomas and wife, Martha A. Thomas by deed from James C. McMinnis and wife, Vicki B. McGinnis, of record in Book 5260, page 418, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 326 Keeton Avenue, Old Hickory, 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 our hand s this 27th day of March, 1978

James K Thomas
JAMES K. THOMAS

Martha A. Thomas
MARTHA A. THOMAS

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STATE OF TENNESSEE }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Thomas and wife, Martha A. Thomas

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 March, 1978.

Commission expires 11-15-80

Notary Public

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 (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 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

TO

E 56687

IDENTIF. REFERENCE

MAR 28 2 20 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

MAR 28 78	CONV	24,000.00			
MAR 28 78	S'TAX		B*	62.40	
MAR 28 78	PR'FEE		B*	.50	
MAR 28 78	W'DEED		B*	4.00	* 66.90