ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Chester Armes, et ux (NAME)	Guaranty Mortgage Company (NAME)	94-5
913 South 13th Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 786 (STREET ADDRESS)	Par 42
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP CODE)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of SIXTEEN THOUSAND FOUR HUNDRED FIFTY SIX & 95/100---- ($16,456.95) DOLLARS

of which TEN THOUSAND ($10,000.00) DOLLARS has been paid in cash by Chester Armes and wife, Mary Elizabeth Armes, the receipt of which is hereby acknowledged, and for the remainder, the said Chester Armes and wife Mary Elizabeth ARmes assume and agree to pay the unpaid balance of SIX THOUSAND FOUR HUNDRED FIFTY SIX AND 95/100 ($6,456.95) of an original indebtedness of EIGHT THOUSAND THREE HUNDRED ($8,300.00) DOLLARS secured by a deed of trust of record in Book 3086, page 519 and later assigned by instrument of record in Book 3087, page 280, Register's Office for Davidson County, Tennessee, we, Elver Boyd Kephart, Jr., Bobby Wayne Kephart and Dewey Everette Kephart

have bargained and sold, and by these presents do transfer and convey unto the said Chester Armes and wife, Mary Elizabeth Armes

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 97, on a Revision of a part of Section One, Revised, on the Map of Shelby Heights Subdivision, as of record in Book 2854, page 69, Register's Office for Davidson County, Tennessee.

SAID Lot No. 97 fronts 68.0 feet on the northwest margin of South 13th Court and extends back 107.5 feet on the northeast line and 107.0 feet on the southwest line, to an alley in the rear, measuring 35.4 feet thereon.

BEING the same property conveyed to Martha Cleo Kephart by deed from Elver Boyd Kephart, Jr., and wife, Elsie A. Kephart of record in Book 3575, page 69, said Register's Office. The said Martha Cleo Kephart having since died and property being vested in the heirs-at-law, the grantors herein.

THIS conveyance is made subject to the restrictions filed for record in Book 2810, page 475, said Register's Office.

JUN 15 78	CONV	16,456.95			
JUN 15 78	S'TAX		B*	42.90	
JUN 15 78	PR'FEE		B*	.50	
JUN 15 78	W'DEED		B*	4.00	* 47.40

unimproved ( )
This is improved (X) property, known as 922 (House Number) South 13th Court, (Street)
Nashville, Tennessee (City or Town) 37206 (Zip Code)
(P. O. Address)

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.

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.

Witness our hands this 14th day of June, 19 78.

Elver Boyd Kephart

Dewey Everette Kephart

Bobby Wayne Kephart

BOOK 5299 PAGE 23

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, William E. Higgins, a Notary Public in and for said County and State, the within named Elver Boyd Kephart, Jr., Bobby Wayne Kephart and Dewey Everette Kephart

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 14th day of June, 19 78.

My commission expires 11/25/79 Notary Public William E Higgins

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 16,456.95
This is equal to or greater than the property would bring at a fair and voluntary sale.

William E Higgins

Sworn to and subscribed before me
this 15th day of June, 19 78.

My commission expires 11/25/79 Notary Public W. W. Williamson

Chg. Key

This instrument was prepared by:

Name	Address
William E. Higgins	338-46th Avenue NOrth, P.O. BOx 90202, Nashville, Tennessee 37209

WARRANTY DEED

FROM Elver Boyd Kephart, Jr., et al

TO Chester Armes, et ux

E 7 1 2 6 9

IDENTIF. REFERENCE

JUN 15 10 05 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219