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WARRANTY DEED

RETURN TO FILE # 2

FROM MAURICE B. HARTMAN and wife, SHERRY H. HARTMAN

ADDRESS NEW OWNER(S) AS FOLLOWS:	NANCY WARCHUS 43 Benzing Road Antioch, Tennessee 37013
SEND TAX BILLS TO:	GUARANTY MORTGAGE COMPANY 783 Old Hickory Boulevard Brentwood, Tennessee 37027
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	162-8 21

E. 7. 1536

IDENTIF. REFERENCE

JUN 16 1 04 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF ....DAVIDSON.....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ..36,750.00..... Affiant Maurice B. Hartman

SUBSCRIBED AND SWORN TO BEFORE ME THIS .....9th day of June, 1978

DATE

NOTARY PUBLIC

COMMISSION EXPIRES

AFFIX SEAL

NOTARY PUBLIC * STATE OF TENNESSEE

FOR AND and IN CONSIDERATION OF the sum of ..... TEN DOLLARS .....

..... ($10.00) ..... DOLLARS

Cash in hand paid by Nancy Warchus, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Nancy Warchus to assume and agree to pay the unpaid balance of a loan with Guaranty Mortgage Company of Nashville in the original principal amount of $16,000.00, secured by a deed of trust of record in Book 4222, page 855, Register's Office for Davidson County, Tennessee, payable as therein specified.

Grantee further hereby assumes the obligation of Jack H. Lindhal and**

MAURICE B. HARTMAN and wife, SHERRY H. HARTMAN, GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

NANCY WARCHUS, GRANTEE

HER their (his, her, its) heirs, successors 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 Lot No. 48 on the Plan of Antioch Park, Section I, as of record in Book 3680, page 96, Register's Office for said County.

Said Lot No. 48 fronts 81 feet on the southerly side of Benzing Road and extends back 134.4 feet on the westerly line and 145 feet on the easterly line to a dead line in the rear measuring 66.1 feet thereon.

Being the same property conveyed to Maurice B. Hartman and wife, Sherry H. Hartman by deed from Robert William Moll and wife, Janice R. Moll, of record in Book 4402, page 682, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive coveannts contained in instrument of record in Book 3861, page 744, said Register's Office, and an owner's certificate contained in the recorded plan showing a 30 foot minimum building setback line from Benzing Road and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

**wife, Margaret M. Lindahl and Maurice B. Hartman and wife, Sherry H. Hartman under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payments arising from the guaranty or insurance of the indebtedness above mentioned.

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unimproved ( )
This is improved (X) property, known as 43 Benzing Road, Antioch, Tennessee, 37013
Number Street City State 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 GRANTEE HER heirs, successors and assigns, forever.

AND WE do covenant with the said GRANTEE 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 of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEE HER heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 9th day of JUNE, 19 78

Maurice B. Hartman
MAURICE B. HARTMAN

Sherry H. Hartman
SHERRY H. HARTMAN

{STATE OF Tennessee; COUNTY OF Davidson} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

Maurice B. Hartman and wife, Sherry H. Hartman

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City

this 9 day of June 19 78

8-19-81
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

JUN 16 78 CONV 36,750.00
JUN 16 78 S TAX B* 95.42
JUN 16 78 PP FEE B* .50
JUN 16 78 W DEED 1.00 * 99.92

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)