Prepared by Mark J. Mathesen
323 Madison St

BOOK 5315 PAGE 824

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| TOMMY FAWBUSH, ET UX | Guaranty Mortgage Company | Map 34-13 |
| (NAME) | (NAME) | |
| 140 Clearview | First American Center | Parcel 115 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hendersonville, TN 37075 | Nashville, TN 37237 | 11 D 25925 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 4436, page 240, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same.

JOE C. HARRIS AND WIFE, CAROLE E. HARRIS, hereinafter referred to as Grantors,

*have this day bargained and sold, and do hereby transfer and convey unto the said* TOMMY FAWBUSH AND WIFE, LOLA JEAN FAWBUSH, hereinafter referred to as Grantees, their

*(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 43 on the plan of East Lawn, Block "B", of record in Book 547, pages 153 & 154, Register's Office for said County.

Said Lot No. 43 fronts 50 feet on the northwesterly side of Florence Avenue and extends back 87 feet on the northeasterly line and 107.66 feet on the southwesterly line to a line in the rear measuring 54.10 feet.

Being the same property conveyed to Joe C. Harris and wife, Carol E. Harris by deed from Tommy Fawbush and wife, Lola Jean Fawbush, of record in Book 5289, page 875, Register's Office for Davidson County, Tennessee.

CAROLYN F. MAHONEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,400.00

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

Affiant

My commission expires 3/15/81 (Affix Seal)

Notary Public

This is unimproved (XX) improved property, known as 1417 Florence Avenue, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Grantees, their

*(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 15th *day of* July, 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.*

Joe C Harris

Carol E. Harris

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,*
JOE C. HARRIS AND WIFE, CAROL E. HARRIS
*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* Madison, *Tennessee,*
*this* 15th *day of* July, *19*78

Carolyn F McLaney
*Notary Public*

*Commission expires* 3/15/81

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* .....

JUL 25 78 CONV 17,400.00
JUL 25 78 S'TAX B* 45.24
JUL 25 78 PR'FEE B* .50
JUL 25 78 W'DEED B* 4.00 * 49.74

**WARRANTY DEED**

FROM

TO

E 7.8 7.9 6

IDENTIF. REFERENCE

JUL 25 3 04 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON CO., TENN.

Compliments of
**Commonwealth Title Agency of Nashville, Inc.**
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115