BOOK 5410 PAGE 735

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

James L. Curtis and wife,

Susan G. Curtis

TO

Sandra C. Escue

For draftsman's use

THIS INSTRUMENT PREPARED BY:

David H. King, Attorney at Law
203 Third Avenue South
Franklin, Tennessee 37064

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra C. Escue (NAME)	Guaranty Mortgage Company (NAME)	147-6
4820 Milner Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North (STREET ADDRESS)	117
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F.2057.1

IDENTIFICATION

MAR 28 9 59 AM '79

FEE $ REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS...

$ 50,000.00 Sandra C. Escue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 19 79

Notary Public

MY COMMISSION EXPIRES: June 26 1982

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS ----------

---------- DOLLARS

cash in hand paid by Sandra C. Escue, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption by Grantee of all of the encumbrances as stated in the deed of trust of record in Book 4538, Page 507, Register's Office for Davidson County, Tennessee, w-

James L. Curtis and wife,
Susan G. Curtis have bargained and sold, and by these presents do transfer and convey unto the said

Sandra C. Escue,

her heirs 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. 16 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, pages 57, 58 and 59, Register's Office for said County.

Said Lot No. 16 fronts 70.0 feet on the southeasterly margin of Milner Drive and extends back 217.4 feet on the northeasterly line and 247 feet on the southwesterly line to a line at the rear measuring 135 feet thereon.

Being the same property conveyed to James L. Curtis and wife, Susan G. Curtis, by deed from Bennett Grady Phillips II and wife, Jacqueline K. Phillips, of record in Book 4538, Page 505, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to plan of record in Book 2900, page 59, said Register's Office which shows an owner's certificate, a 40-foot mininum building setback line from Milner Drive, a 10-foot easement for public utility purposes along the rear line of said lot, and a 2 1/2 x 30-foot utility anchor easement located on the north corner of said lot, and a 5-foot easement for underground telephone cable along the northeast line and a 10-foot easement for sewer line across lot 90 feet from Milner Drive, easement for drainage along creek, restrictive covenants of record in Book 2997, page 93, as amended in Book 2929, page 117, Register's Office for Davidson County, Tennessee.

1477 [illegible] $74.50- CHECK

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WD-2

This is unimproved ( ) improved (X) property, known as 4820 Milner Drive (House Number) (Street) Nashville (P. O. Address: City or Town) 37211 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sandra C. Escue, her heirs and assigns, forever.

And we do covenant with the said Sandra C. Escue 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 for liens of record.

And we, James L. Curtis and wife, Susan G. Curtis, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sandra C. Escue, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 9th day of March, 1979

James L. Curtis
JAMES L. CURTIS

Susan G. Curtis
SUSAN G. CURTIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named James L. Curtis and wife, Susan G. Curtis

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 [illegible], Tennessee, this 9th day of March, 19 79

[illegible] Notary Public.

Commission expires July 26, 1982

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 .....

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5410 PAGE 737

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50000.00- CO
130.00 CO TX
.50 PRFEE
4.00 WDEED
CHECK 134.50-
1477403/28/75 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.20571

IDENTIFICATION
MAR 28 9 59 AM '79
DAVIDSON COUNTY, TENN.

No. 372976