This instrument prepared by:
DAVID G. GRAY, Atty.
1133 Stahlman Bldg.
Nashville, Tn. 37201

| NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MILTON T. BUSH<br>1711 Stokes Lane<br>Nashville, Tn. 37205 | Guaranty Mortgage Co.<br>316 Union St.<br>Nashville, Tn. 37201 | Parcel 24W-11935<br>Map 104-16-255 |

BOOK 5654 PAGE 643

WARRANTY DEED

WHEREAS, by deed dated May 29, 1974 of record in Book 4823, Page 448, Register's Office for Davidson County, Tennessee, ELIZABETH FATZINGER conveyed the hereinafter described property to MILTON T. BUSH et us ELAINE SANDERS BUSH, and

WHEREAS, the parties desire to terminate their joint ownership in said property and to vest the entire fee simple in and to the same in the husband, MILTON T. BUSH, as authorized by TCA §64-110;

NOW THEREFORE in consideration of the premises the undersigned, ELAINE SANDERS BUSH, has bargained and sold and by these presents does transfer and convey unto the said MILTON T. BUSH, his heirs and assigns, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee described as follows, to-wit:

> Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 227 of the Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said county.
>
> Said part of said Lot No. 227 fronts 62.5 feet on the southerly side of Beechwood Avenue and extends back between parallel lines 175 feet to an alley.
>
> Being the same property conveyed to Milton T. Bush et ux Elaine Sanders Bush by deed from Elizabeth Fatzinger of record in Book 4823, Page 448, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust of record in Book 4391, Page 896, Register's Office for Davidson County, Tennessee and to current taxes.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the aaid MILTON T. BUSH, his heirs and assigns forever.

I do covenant with the said MILTON T. BUSH that I am BOOK 5654 PAGE 644 lawfully seized and possessed of said land in fee simple, have a good right to convey the same and that the same is unencumbered except as hereinabove stated; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said MILTON T. BUSH, his heirs and assigns against the lawful claims of all persons whomsoever.

6091-22

IDENTIF. REFERENCE Sep 23 10 01 AM '80 DAVIDSON COUNTY, TENNESSEE

Witness my hand this 22 day of September 1980.

Elaine Sanders Bush.
ELAINE SANDERS BUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean Phillips, a Notary Public in and for said County and State, ELAINE SANDERS BUSH, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of September, 1980.

Jean Phillips
NOTARY PUBLIC

My Commission expires: 1/8/83.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Elaine Sanders Bush.
AFFIANT

Sworn to and subscribed before me this 22 day of September, 1980.

Jean Phillips
NOTARY PUBLIC

My Commission expires: 1/8/83.