2-109-290

WARRANTY DEED

FROM

Charles J. Albanese, et ux

TO

Harry F. Henley, et ux

41346

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 10 3 41 PM '64

NOTES: BOOK 109 PAGE 486
RECORDING FEE $ 2.00
DEP. REG. .00

Compliments of

Guaranty Title Company

A Division of

Kansas Company



15 9/5.50

STATE TAX $ 23.92
PROBATE .50
TOTAL $ 24.42

JUL 10 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID JUL 10 1964

CC

WARRANTY DEED

BOOK 3789 PAGE 222

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME:	(NAME:	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fifteen Thousand, Nine Hundred, Forty-five and 58/100 ---------- ($15,945.58) ---------- *DOLLARS*

of which $650.00 has been paid in cash by Harry F. Hanley and wife, Sandra E. Hanley, the receipt of which is hereby acknowledged; and for the remainder, the said Harry F. Hanley and wife, Sandra E. Hanley, have assumed and agree to pay the unpaid balance of $15,295.58, of an original indebtedness of $15,400.00, secured by deed of trust of record in book 3681, page 5, Register's Office for Davidson County, Tennessee,

We, Charles J. Albanese and wife, Aune F. Albanese,

have bargained and sold, and by these presents do transfer and convey unto the said Harry F. Hanley and wife, Sandra E. Hanley, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 647 on the plan of Hermitage Hills, Section 7, as of record in book 3300, pages 62 and 63, Register's Office for said County.
Said Lot No. 647 fronts 80 feet on the westerly side of Bonnafair Drive and extends back between parallel lines 150 feet to a dead line.
Being the same real property conveyed to Charles J. Albanese and wife, Aune F. Albanese, by deed from Gregory Homes, Inc., of record in book 3645, page 205, Register's Office for said County.

This conveyance is made subject to ten-foot easement for public utilities and drainage along rear line of premises, 30-foot building setback line from Bonnafair Drive, and conditions of owners certificate as shown on plan of record in book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee, and to restrictions contained in instrument of record in book 3399, page 446, as amended by instrument of record in book 3404, page 165, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry F. Hanley and wife, Sandra E. Hanley, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Harry F. Hanley and wife, Sandra E. Hanley, *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.*

And we, Charles J. Albanese and wife, Aune F. Albanese, *do further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Harry F. Hanley and wife, Sandra E. Hanley, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 8th *day of* July, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles J. Albanese

Aune F. Albanese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature], *a Notary Public in and for said County and State, the within named* Charles J. Albanese and wife, Aune F. Albanese

the 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 Nashville, *Tennessee, this* 10 *day of* [signature], *19* 64.

[signature] *Notary Public.*

Commission Expires 7/22/67.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....