Mail tax Statement
Prudential Ins Co. Birmingham, Ala. BOOK 3816 PAGE 219 Map 133-16
Par. 101
Owner Harry L. McGuire
4813 Citrus Dr Nashville, Tenn. M.O.

WARRANTY DEED ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of Ten ($10.00) ----------

----------DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Harry L. McGuire and wife, Catherine P. McGuire of the balance of an indebtedness in the original amount of $13,700.00, said note is secured by a deed of trust of record in Book 3320, page 149, Register's Office for Davidson County, Tennessee.

We, Jesse V. Hensley and wife, Jacqueline A. Hensley have bargained and sold, and by these presents do transfer and convey unto the said Harry L. McGuire and wife, Catherine P. McGuire their 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. 46 on the Plan of Kenilworth Estates, Section III, as of record in Book 2900, pages 149 and 150, Register's Office for said County.

Said Lot No. 46 fronts 74.9 feet on the westerly side of Citrus Drive and extends back 140 feet on the northerly line and 139 feet on the southerly line to a dead line, measuring 64 feet thereon.

Being the same property conveyed to Jesse V. Hensley and wife, Jacqueline A. Hensley by deed from Edward C. Mason, Jr. and wife, Mary Alice Mason, of record in Book 3459, page 483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to ten-foot easement for public utilities along rear line of premises, 5-foot drainage easement along rear line and along northerly line of premises, overhang easement across easterly line of premieses, 30-foot building setback line from Citrus Drive and conditions of owners certificate, as shown on plan of record in book 2900, pages 149 and 150, said Register's Office; and to an easement granted Southern Bell Telephone and Telegraph Company by grant of record in Book 3131, page 297, said Register's Office; and to restrictive covenants contained in an instrument of record in Book 3221, page 445, said Register's Office.

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 L. McGuire and wife, Catherine P. McGuire their heirs and assigns, forever.

And we do covenant with the said Harry L. McGuire and wife, Catherine P. McGuire 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, Jesse V. Hensley and wife, Jacqueline A. Hensley 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 L. McGuire and wife, Catherine P. McGuire, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 14th day of January, 19 64

Jesse V. Hensley

Jacqueline A. Hensley

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Ethelyne Tatom, a Notary Public in and for said County and State, the within named Jesse V. Hensley and wife, Jacqueline A. Hensley

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 Nashville, Tennessee, this 14th day of January, 19 64

Ethelyne Tatom, Notary Public

Commission Expires 2/29/64

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
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such , and attesting the same by the said

as such

Witness my hand and official seal at office at on this the

day of , 19

My commission expires

Notary Public

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STATE TAX $ 20.63
PROBATE .50
TOTAL $ 21.13

SEP 28 1964

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

PAID SEP 28 1964
c 7

WARRANTY DEED

FROM

JESSE V. HENSLEY AND WIFE,

TO

JACQUELINE A. HENSLEY

TO

HARRY L. McGUIRE AND WIFE,

CATHERINE P. McGUIRE

52067

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 28 11 09 AM '64

NOTES BK 110 PAGE 134
RECORDING FEE $ 2.50
DEP. REG. 2

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.