# WARRANTY DEED

This Instrument Prepared by - James L. Roberts, 710 Third Nat'l. Bank Bldg., Nashville, Tennessee

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Denny (NAME) | Guaranty Mortgage Co. (NAME) | |
| 2935 Berry Hill Drive (STREET ADDRESS OR ROUTE NUMBER) | 316 Union Street (STREET ADDRESS) | BH-4510 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* One ($1.00) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - *DOLLARS*

and other good and valuable consideration and in obedience to decree entered by the Fourth Circuit Court for Davidson County, Tennessee, in the case of Nelda Reese Denny v. John Denny, Cause No. 45315,

I *have bargained and sold, and by these presents do transfer and convey unto the said* John Denny, his *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. 17 on the Plan of Berry Hill Subdivision, as of record in Book 3300, page 20, Register's Office for Davidson County, Tennessee.

SAID Lot No. 17 fronts 70.0 feet on the southerly margin of Berry Hill Drive, running back between lines measuring 180.8 feet on the easterly side, and 214.0 feet on the westerly side, to a dead line in the rear, on which it measures 101.8 feet.

Being the same property conveyed to John E. Denny and wife, Nelda R. Denny, by deed from Berry Hill Development Company, Inc., of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

This is unimproved / improved (x) property, known as 2935 Berry Hill Drive, Nashville, Tennessee (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* John Denny, his *heirs and assigns, forever.*

*And* I *do covenant with the said* John Denny *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for deed of trust to Herschel Greer, to secure Guaranty Mortgage Company

*And* I, Nelda Reese Denny, *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John Denny, his *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 11th *day of* November, 1965, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nelda R. Denny

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Earl A. McCabb, a Notary Public in and for said County and State, Nelda Reese Denny

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 11th day of November, 1965.

Commission expires 7-23-66 — Notary Public

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 _____

STATE TAX $ 3.90
PROBATE .50
TOTAL $ 4.40

JAN 12 1966

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

PAID JAN 12 1966

$ 5200.00

WARRANTY DEED

FROM Nelda Reese Denny

TO Lorin Denny

13666

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 12 2 01 PM '66

NOTED: BOOK 113 PAGE 328
RECORDING FEE $ 2.00
DEP. REG. _____

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Mail to James X. Roberts, atty
310 Third Natl Bk Bldg
Nashville, Tenn