This Instrument was prepared by
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 190469

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 83-2 Par. 224	Mr./Mrs. Thomas Senter	Guaranty Mortgage Company 316-318 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
15DA-38454	54 Creighton Street	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 2, 1956, in the original principal sum of $9,750.00, payable to Guaranty Mortgage Company of Nashville in monthly installments of $49.43, including interest at 4½% per annum, said note being secured by a deed of trust executed by James Roger Snoddy and wife, to Herschel Greer, Trustee, as of record in Book 2560, page 13,

MINNIE WOMACK BAUMAN, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS E. SENTER and wife, ELSIE G. SENTER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 on the Plan of Scott Avenue Annex, as of record in Book 2331, page 87.

Said Lot No. 23 fronts 53 feet on the southerly side of Creighton Street, and runs back between parallel lines, 113.5 feet to a dead line.

Being the same property conveyed to James R. Bauman and wife, Minnie Womack Bauman, by deed from James Roger Snoddy and wife, as of record in Book 3431, page 91, the said James R. Bauman, having since died.

This conveyance is made subject to restrictions of record in Book 2485, page 634.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1966 Metro Taxes, which have been assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of July, 1966.

Minnie Womack Bauman

Minnie Womack Bauman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4038 PAGE 812

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Minnie Womack Bauman, a widow,

the bargainor(s), 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 the 20th day of July, 1966.

My commission expires: July 26, 1966

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

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

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____, Notary Public

WARRANTY DEED
REF:hs

FROM
MINNIE WOMACK BAUMAN, a widow

TO
THOMAS E. SENTER and wife

36797

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 25 3 51 PM '66
NOTED: BOOK 114 PAGE 530
RECORDING FEE $ 2.00
DEP. REG. ____

2.00

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

MERCER REALTY CO., INC.
Realtors — 310 3rd Ave., No.
Nashville 3, Tenn. Phone 254-8721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____, Notary Public

PAID JUL 25 1966
DAVIDSON COUNTY TENN.
COUNTY COURT CLERK
R. E. WOODALL

JUL 25 1966
STATE TAX $ 1.65
PROBATE 50
TOTAL $ 1.65