BOOK 4190 PAGE 612

THIS INSTRUMENT WAS PREPARED BY:
EDWARD SEDDON, ATTORNEY
SUITE 508 - 315 FOURTH AVE. NORTH
NASHVILLE, TENNESSEE 37202

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Gregory Denton et ux (NAME:)	Guaranty Mortgage Company (NAME:)	Map 74-16
Bonnahill Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 99
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

For and in consideration of the sum of ----Ten and no/100---- **DOLLARS**

and other good and valuable considerations, the receipt of which is hereby acknowledgec and the assumption and the agreement to pay by the grantees the unpaid balance of a note secured by a 1st mortgage Deed of Trust of record in the Register's Office for Davidson County, Tennessee, we the undersigned, John Watson Luhrs and wife, Frances N. Luhrs

have bargained and sold, and by these presents do transfer and convey unto the said William Gregory Denton and wife, Martha Shelton Denton

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. 386 on the Plan of Hermitage Hills,Section V, as of record in Book 3300, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 386 fronts 80 feet on the north side of Bonnahill Drive and runs back 141.8 feet on the east line and 143.6 feet on the west line to a dead line in the rear on which it measures 80 feet thereon.

Being the same property conveyed to John Watson Luhrs and wife, Frances N. Luhrs by deed from Malvin Homes, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee, of record in Book 3435, page 287, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said grantees.

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY
STATE OF TENN.
NOV 20 1 25 PM '67

This is unimproved ( ) improved ( ) property, known as 5006 Bonnahill Drive, Hermitage, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 20th **day of** November, **19** 67

John Watson Luhrs
John Watson Luhrs

Frances N. Luhrs
Frances N. Luhrs

NOV 20 1967

STATE TAX $

STATE OF TENNESSEE
Davidson County
WILSON

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Personally appeared before me, Mark Cross, a Notary Public in and for said County and State, the within named John Watson Luhrs and wife, Frances N. Luhrs

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 20th day of November 19 67

Commission expires Jan. 18, 1971 Mark Cross
Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

96774

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 20 1 24 PM '67
NOTED: BOOK 117 PAGE 706
RECORDING FEE $3.00
DEP. REG. C

WARRANTY DEED

FROM

JOHN WATSON LUHRS ET UX

TO

WILLIAM GREGORY DENTON ET UX

$16,181.92

2450
300

USE

Tidys Title Company
Title Guaranteed
NASHVILLE, TENN.

STATE TAX $ 2.50
PROBATE
TOTAL $ 2.50

NOV 20 1967

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

PAID NOV 20 1967