owner
Jack A. Henshaw
#2512 - Lakeland Drive - 37214 Goodlettsville Tenn.

BOOK 4195 PAGE 914

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. { 3D-11550 - Map 95-12, Par. 87
SEND TAX NOTICES TO: Fidelity Fed. Sav.&Loan Asn { 3D-11560 " 95-12 Par 86
ADDRESS: 4th and Union Street, Nashville, Tennessee

For and in Consideration of the sum of - - - $10.00 - - - - -

- - TEN AND NO/100 - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which are hereby acknowledged, and for further consideration, the grantees herein assume and agree to pay the unpaid balance of note dated May 30, 1962, executed by James H. Green and wife Merlyne H. Green, payable to Fidelity Federal Savings & Loan Association of Nashville, in the original principal amount of $17,950.00, secured by deed of trust to Vaden Lackey, Jr., Trustee, of record in book 3409, page 599, Register's Office for Davidson County, Tennessee,

STATE TAX $ 54.75
PROBATE $ 55.25
TOTAL

DEC 8 1967 PAID DEC 8 - 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

we, Charley E. Duty and wife Agnes A. Duty have bargained and sold, and by these presents do transfer and convey unto the said Jack A. Henshaw and wife Helen S. Henshaw 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. 1 and Parcel "B" on the Plan of Lakeland, as of record in Book 2133, page 15, Register's Office for said County.
Said Lot No. 1 is described as beginning at a point on the northerly margin of Lakeland Drive, at the common corner of Lots 1 and 2; thence with the line between said lots, northwesterly 293 feet to a point in the line of Parcel "B"; thence with line between Lot 1 and Parcel "B", southwesterly 53.1 feet to a point, and continuing with the line between said lots, southerly 257.7 feet to the northerly margin of Lakeland Drive; thence with the margin of said Drive, easterly 102 feet to the beginning of a curve, and continuing with the same easterly, along a slight curve, 122.6 feet, and continuing with the same, easterly 26 feet to the beginning.
Said Parcel "B" is described as beginning at a point on the northeasterly margin of Lakeland Drive, the southwest corner of this tract, in the southeast margin of the old N.C. & ST. L. Railroad abandoned right-of-way; thence with said abandoned right-of-way, as follows: North 53° 47' east 150.5 feet, north 58° east 91.7 feet, north 61° 20' east 101 feet, north 65° 33' east 136 feet, north 71° 25' east 137 feet, and north 61° 44' east 315 feet to the southwest corner of Lot No. 9 of said Lakeland Subdivision; thence with the line of Lot 9, southeasterly 242 feet to a point, a corner of Lot 7; thence with the line of Lot 7, southwesterly 110.3 feet to the corner of Lot 6; thence with the line of lot 6, southwestwardly 17 feet to a point; thence with the rear or northerly line of Lots 6,5,4,3, 2 and 1, southwesterly 564.3 feet to the northwest corner of Lot 1; thence with the westerly line of Lot 1, southerly 257.7 feet to the northerly margin of Lakeland Drive; thence with the margin of said Drive, westerly 73.7 feet to the beginning of a curve; thence along said curve, northwesterly 149.8 feet to a

THIS INSTRUMENT WAS PREPARED BY
GRAHAM B. BOYCE, ATTORNEY
618 STAHLMAN BUILDING
NASHVILLE, TENNESSEE

point, and continuing with the margin of said Drive, northwesterly 64.5 feet to the beginning, containing 4 acres, more or less.

Being the same property conveyed to Charley E. Duty and wife Agnes A. Duty by deed from James H. Green and wife Merlyne H. Green, of record in book 3703, page 33, Register's Office for Davidson County, Tennessee.

The above described property is being conveyed subject to: TVA easement 150 feet wide crossing the northerly part of Parcel "B", as created in Book 1303, page 237, Register's Office; easement to Southern Bell Telephone & Telegraph Company, along the old abandoned N. C. & ST. L. Railroad right-of-way, as created in book 981, page 473; and easement to City of Nashville Electric Power Board, for power lines, granted by instrument in book 2017, page 592, along the 100 foot strip of land which was the abandoned N. C. & ST. L. Railroad right-of-way, adjacent to the land on the northwest; both affecting Parcel "B"; and restrictions filed June 2, 1952 in book 2084, page 23, and recorded March 9, 1953 in book 2138, page 65, said Register's Office, which affect the whole of the property.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jack A. Henshaw and wife Helen S. Henshaw their heirs and assigns, forever.

And we do covenant with the said Jack A. Henshaw and wife Helen S. Henshaw 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, except as hereinabove set out.

And we, Charley E. Duty and wife Agnes A. Duty do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jack A. Henshaw and wife Helen S. Henshaw, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 7th day of December, 19 67

Charley E Duty

Agnes A. Duty

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Richard C. Maddox, a Notary Public in and for said County and State, the within named Charley E. Duty and wife Agnes A. Duty

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 7th day of December, 19 67

Richard C. Maddox, Notary Public

Commission Expires 4-28-68



_____, a Notary Public in and for said

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 99067, this_____ day of_____, 19____.

_____, Notary Public

Commission Expires_____

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 6 11 42 AM '67
NOTED: BOOK 117 PAGE 810
RECORDING FEE $ 4.50
DEP. REG.

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