(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tenn.)

WARRANTY DEED

BOOK 4253 PAGE 149

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dena Beatrice Semeniuk	First Federal Sav.& Loan Assoc.	11378645
(NAME:) 745 Florence Avenue	236 Fourth Ave. No. (NAME: No.)	Map 52-6
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	Nashville, Tennessee (STREET ADDRESS)	Par. 72
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) *DOLLARS*

cash in hand paid by the grantee hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of an indebtedness owing to Mid-South Mortgage Corporation and secured by deed of trust of record in Book 2819, page 575, Register's Office for Davidson County, Tennessee; I Bettie Klotz Harter, (widow) hereinafter called the grantor *have bargained and sold, and by these presents do transfer and convey unto the said* DENA BEATRICE SEMENIUK, herein called the grantee, her *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. 60 and a triangular part of Lot. No. 59 on the Map of Madison Heights Subdivision, Section one, of record in Book 1424, page 6, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Florence Avenue at the corner of Lots Nos. 60 and 61; thence with the line between said lots northeasterly 399.3 feet to a point; thence with the line between Lots Nos. 60, 69, and 70, northerly 109.2 feet to a point, the common corner of Lots Nos. 59 and 60; thence leaving the line between said lots southwesterly 442.8 feet more or less to a stake in the easterly margin of Florence Avenue, said stake being 20 feet northwesterly from the corner of Lots Nos. 59 and 60; thence with the margin of Florence Avenue southeasterly 120 feet to the point of beginning.

Being the same property conveyed to Bettie Klotz Harter by deed from Mabel Graves Jensen, a widow, of record in Book 2484, page 270 and by deed of correction of record in Book 2794, page 593, Register's Office for Davidson County, Tennessee.

The said grantor also transfers and conveys unto the said grantee all of her right, title and interest in and to the escrow account held in connection with the above described loan.

This is improved (x) unimproved property, known as 745 Florence Avenue, Madison, 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 grantee, her *heirs and assigns, forever.*

And I *do covenant with the said* grantee *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 as stated herein.

And I, the said grantor *do further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 16th *day of* ~~June~~ July, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bettie Klotz Harter
(Bettie Klotz Harter, a widow)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bettie Klotz Harter, a widow

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 Madison, Tennessee, this 18th day of ~~June~~ July, 1968.

Commission expires 4-14-71 James C. Lineman 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 OF TENNESSEE,
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $20,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Dena B Semeniuk
Affiant

Subscribed and sworn to before me this the 18 day of July 1968

James C. Lineman
Notary Public

Commission Expires: 4-14-71

JUL23'68	CONV	20,000.00			
JUL23'68	S'TAX		A*	52.00	
JUL23'68	PR'FEE		A*	.50	
JUL23'68	W'DEED		A*	3.00	* 55.50

WARRANTY DEED

FROM

Bettie Klotz Harter, a widow

TO

Dena Beatrice Semeniuk

A 0 6 1 0 5

IDENTIF. REFERENCE

JUL 23 9:48 AM '68

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee