This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED
TTC 209158

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 90-16 Par 27 mmp	Mr/Mrs. Eugene W. Denton same as below	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee 37201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	[redacted] ACCOUNT NO. 16151 (Ln.230030)
8DA-31375	6121 Henry Ford Drive	PROPERTY IS [X] 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 September 10, 1959, in the original principal sum of $13,950.00, payable to Guaranty Mortgage Company (now assigned to The Bowery Savings Bank, by instrument of record in Book 2984, page 36) in monthly installments of $77.04, including interest at 5½% per annum, and being secured by a deed of trust executed by Roy Don Kolwyck and wife, to Herschel Greer, Trustee, of record in Book 2982, page 579,

ROY DON KOLWYCK and wife, BARBARA L. KOLWYCK,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EUGENE W. DENTON and wife, KATHERINE C. DENTON,

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. 374 on the Map of Charlotte Park, Section V, as of record in Book 2663, page 112.

Said Lot No. 374 fronts 74 feet on the northerly side of Henry Ford Drive and extends back 130 feet on the westerly line and 160.2 feet on the easterly line, to a broken line in the rear on which it measures 95 feet.

Being the same property conveyed to Roy Don Kolwyck and wife, Barbara L. Kolwyck, by deed from Sheridan Construction Company, a Tennessee corporation, as of record in Book 2959, page 427.

This conveyance is made subject to: (1) restrictions of record in Book 2875, page 426; and (2) an agreement of record in Book 2593, page 566.

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 except for 1969 Metro Taxes, which have been prorated and 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 28th day of March, 1969

Barbara L. Kolwyck
Barbara L. Kolwyck

Roy Don Kolwyck
Roy Don Kolwyck

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4322 PAGE 58

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Roy Don Kolwyck and wife, Barbara L. Kolwyck, 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, the 28th day of March, 1969.

My commission expires: July 26, 1970

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,400.00.

Eugene W. Denton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 1969.

MY COMMISSION EXPIRES: 7-26-70 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:hcb

FROM ROY DON KOLWYCK and wife

TO EUGENE W. DENTON and wife

A 35684

T

IDENTIF. REFERENCE

APR 1 10 34 AH '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

R-13	CONV	17,400.00			
R-13	S'TAX		B*	45.24	
R-13	PR'FEE		B*	.50	
R-13	W'DEED		B*	3.00	* 48.74

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

Reau Folk

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 _____ and _____, 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