TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. and Mrs. Jesse A. Sensing, (NAME)	Guaranty Mortgage Company, (NAME)	6DA-15642
359 Glenrose Ave., (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	BOOK 4317 PAGE 455
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

This instrument prepared by Jim B. Smith, 3615 Nolensville Road, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - DOLLARS

cash in hand paid by Jesse A. Sensing and wife, Altie W. Sensing

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Oakes & Smith Realty Co., Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their 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. 16 on the Plan of the Subdivision of the G. P. Rose Property on the Nolensville Pike, as of record in Book 547, page 74, Register's Office for said County.

Said Lot No. 16 fronts 53 feet on the southerly side of Glenrose Avenue and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Oakes & Smith Realty Co., Inc., by deed from Eugene M. Green and wife, Ida Green, of record in Book 4273, page 194, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1969 taxes have been prorated and are hereby assumed by the purchasers.

This is improved (X) unimproved ( ) property, known as 359 Glenrose Ave., Nashville, Tenn.
(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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. 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 caused this instrument to be executed by its duly authorized officers on this the 19th day of June, 1969.

Oakes & Smith Realty Co., Inc.

Attest: _____ By: Jim B. Smith
Jim B. Smith, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Jim B. Smith with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Oakes & Smith Realty Co., Inc. the within named bargainor, a corporation, and that (he) as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jim B. Smith as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 19th day of June, 1969.

My commission expires February 14, 1973 A. M. Tenison
Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed.

GUARANTY MORTGAGE CO. OF NASHVILLE
FROM

OAKES & SMITH REALTY CO., INC.
To

JESSE A. SENSING, ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 9600.00
This is equal to or greater than the property
bring at a fair and voluntary sale.

Sworn to and subscribed before me this 19th day of June, 1969.
A. M. Tenison, Notary Public
My Commission Expires Feb. 14, 1973

PUT REVENUE STAMPS HERE:

GUARANTY MORTGAGE CO. OF NASHVILLE

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1003 - REVISED

A 46610

IDENTIF. REFERENCE

JUL 3 2 05 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-3	CONV	*9,600.00				
JUL-3	S'TAX		C*	24.96		
JUL-3	PR'FEE		C*	.50		
JUL-3	W'DEED		C*	3.00	*	28.46