This instrument prepared by Thomas E. Stewart, Attorney-at-Law, 4705 Gallatin Road, Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Henderson, et ux	Guaranty Mortgage Company	Map 34-9
(NAME:)	(NAME:)	
1501 Monticello	316 Union Street	Par. 13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 4319 PAGE 806
Madison, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN & NO/100 ($10.00) *DOLLARS* cash and other good and valuable considerations in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, also including the assumption by the said Grantees of the unpaid balance of an original sum of $12,350. of a certain indebtedness payable to Guaranty Mortgage Company; and secured by a Deed of Trust of record in Book 2934, page 459, Register's Office for Davidson County, Tennessee

WE, Floyd J. Hyten and wife, Emma Hyten, hereinafter called Grantors, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ JOHN W. HENDERSON and wife, DAISY HENDERSON, hereinafter called 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 the southwest part of Lot No. 28 on the Map of the Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for said County, described as follows:

BEGINNING at a point in the center of Monticello Avenue nearest the corner of Lots Nos. 25,26,27 and 28 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, said Register's Office; thence easterly along the center line of Monticella Drive, 203 feet to a point; thence North 2 deg. 45' West 170 feet more or less to an iron pin; thence North 89 deg. 12' West 248 feet to a point in the center of Monticello Avenue; thence southerly along the center line of Monticello Avenue, 172.1 feet to the point of beginning.

Being the same property conveyed to Floyd J. Hyten and wife, Emma Hyten, by deed from Clyde M. Loftis and wife, Thelma L. Loftis, of record in Book 2908, page 575, Register's Office for Davidson County, Tennessee

Subject to easement granted American Telephone and Telegraph Co. per Book 1237, page 312, R.O.D.C.T.

This is improved (X) unimproved ( ) property, known as 1501 Monticello Avenue (House Number) (Street) Madison, Tennessee (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 Grantees, their *heirs and assigns, forever.*

And we *do covenant with the said* Grantees *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 stated herein.

And We, the said Grantors *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.*

Witness our *hands this* 10th *day of* July, *19*69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,541.65

Thomas E. Stewart
Affiant

Subscribed and sworn to before me, this the 10th day of July 1969

Mrs. Helman Barnard
Notary Public

My Commission Expires: May 15, 1973
(Affix Seal)

(Floyd J. Hyten)
Floyd J. Hyten

Emma Hyten
(Emma Hyten)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Floyd J. Hyten and wife, Emma Hyten

the within named 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* 10th *day of* July, *19* 69

Mrs. Wilmar Barnard *Notary Public*

Commission expires May 15, 1973

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.....

JUL 16 68 CONV 15,541.65
JUL 16 68 S'TAX B* 40.30
JUL 16 68 PR'FEE B* .50
JUL 16 69 MDEED B* 3.00 * 43.80

WARRANTY DEED

FROM
Floyd J. Hyten et ux
TO
John W. Henderson et ux

A 47725

IDENTIF. REFERENCE

JUL 16 10 09 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE