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

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WARRANTY DEED

TTC-212908

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 18-7 Par. 53	Mr/Mrs Ermon B.Denson, Sr. same as below	First Federal Savings & Loan 4th & Union Nashville, Tennessee
FIELD BOOK NUMBER(S) G-12359	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 304 Utley Drive	LOAN OR ACCOUNT NO. 30244
		PROPERTY IS ☒ 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 December 31, 1968, in the original principal sum of $14,400.00, payable to First Federal Savings & Loan Association, in monthly installments of $95.81, including interest at 6% per annum and a 1% service fee, and being secured by a deed of trust executed by Thomas F. Davenport and wife, to Louis R. Linx, Trustee, as of record in Book 4297, page 733,

THOMAS F. DAVENPORT and wife, ELISE B. DAVENPORT hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ERMON B. DENSON, SR., and wife, NETTIE M. DENSON

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. 90 on the Plan of Section III, Connell Estates, as of record in Book 3600, page 31.

Said Lot No. 90 fronts 150 feet on the westerly side of Utley Drive and runs back 265 feet on the southerly line and 254.1 feet on the northerly line, to a line in the rear and measures 150.39 feet thereon.

Being the same property conveyed to Thomas F. Davenport and wife, Elise B. Davenport, by deed from Sam Tinnin and wife, as of record in Book 4297, page 731.

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.

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 14th day of November, 19 69

Thomas F. Davenport
Thomas F. Davenport

Elise B. Davenport
Elise B. Davenport

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Thomas F. Davenport and wife, Elise B. Davenport

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 14th day of November, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970.

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 $ 20,300.00

E. B. Denson Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 1969

MY COMMISSION EXPIRES July 26, 1970. (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM
THOMAS F. DAVENPORT and wife

TO
ERMON B. DENSON, SR. and wife

A 6 1 1 2 0

IDENTIF. REFERENCE

Nov 20 12 44 PM '69

REGISTER
DAVIDSON COUNTY, TENN.

NOV20	CONV	20,300.00			
NOV20	S'TAX		A*	52.78	
NOV20	PR'FEE		A*	.50	
NOV20	W'DEED		A*	3.00	* 56.28

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

Fee's Paid

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