This Instrument Was Prepared By
L. R. Grimes, Jr.
S. W. Cor. 3rd & Union
Nashville, Tennessee

WARRANTY DEED

BOOK 4401 PAGE 339

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marvin L. Hensley, et ux (NAME)	Guaranty Mortgage Company (NAME)	12D-27640
3214 Moorewood Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Ave. North (STREET ADDRESS)	Map 50-14
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	Par. 264

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Marvin L. Hensley and wife, Callie Bell Hensley, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said Marvin L. Hensley and wife, Callie Bell Hensley, and their agreement to pay the unpaid balance of $12,732.76 of an indebtedness in the original amount of $13,050.00, secured by deed of trust of record in book 4210, page 521, Register's Office for Davidson County, Tennessee,

We, John Robert Hester and wife, Ova Christine Hester

have this day bargained and sold, and do hereby transfer and convey unto the said Marvin L. Hensley and wife, Callie Bell Hensley, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 220 on the Plan of Parkwood Estates, Section 2, of record in book 3300, page 5, Register's Office for said County. Said lot No. 220 fronts 78.5 feet on the southeasterly side of Moorewood Drive and extends back 149.6 feet on the northeasterly line and 153 feet on the southwesterly line, to a dead line, measuring 62.65 feet thereon.

Being the same property conveyed to John Robert Hester and wife, Ova Christine Hester by deed from Robert C. Weaver, Secretary of Housing and Urban Development, of record in book 4210, page 519, Register's Office for said County.

Subject to lien for sewage services as referred to in deed from Lewis Gaines, Trustee, of record in book 3255, page 595, twenty-five foot easement for utility and drainage purposes along the rear line of the lot, a 7.5 foot drainage easement along the northeasterly line of the lot, an easement for overhang along the front lot line, 30-foot setback line from Moorewood Drive, as shown on plan of record in book 3300, page 5, and to restrictions of record in book 3249, page 345, as amended of record in book 3309, page 615 and book 3616, page 269, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,432.76

Subscribed and sworn to before me, this the 2nd day of March, 1970

Affiant Ed Turentine

My commission expires 2/1/72 (Affix Seal)

Notary Public Ethelyne Turentine

This is unimproved ( ) improved (X) property, known as 3214 Moorewood Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Marvin L. Hensley and wife, Callie Bell Hensley, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for taxes for 1970 which are assumed by grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Marvin L. Hensley and wife, Callie Bell Hensley, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hands this* 2nd *day of* March, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Robert Hester

Ova Christine Hester

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ethelyne Turrentine, *a Notary Public in and for said County and State,* John Robert Hester and wife, Ova Christine Hester

*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* 2nd *day of* March, *19*70

Ethelyne Turrentine *Notary Public*

Commission expires 2/1/72

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 .....

Exhibit # 204617

WARRANTY DEED

FROM

John Robert Hester, et ux

TO

Marvin L. Hensley, et ux

A 70157

IDENTIF. REFERENCE

MAR 4 1 59 PM '70

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

TURRENTINE REALTY CO.

MAR-4 70	CONV	16,432.76			
MAR-4 70 S'TAX			A*	42.64	
MAR-4 70 PR'FEE			A*	.50	
MAR-4 70	W'DEED		A*	3.00	* 46.14

Consideration 16,432.76

Rec. — 46.22