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

WARRANTY DEED

TTC 214624

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 76-13 PAR 18 T.P.	Mr/Mrs Keith S. Sargent same as below	Guaranty Mortgage Company 311 7th Avenue, North Nashville, Tennessee
FIELD BOOK NUMBER(S) D-32100	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3850 Bonnacreek Drive	LOAN OR ACCOUNT NO. 13011 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 November 3, 1960, in the original principal sum of $14,000.00, payble $81.76 monthly, including interest as set forth in said note, and being secured by a deed of trust executed by Richard M. Vozenilek and wife to Herschel Greer, Trustee, as of record in Book 3168, page 233,

DONALD J. DININGER and wife, JESSIE M. DININGER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KEITH S. SARGENT and wife, MARY BETH H. SARGENT

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. 294 on the Plan of Hermitage Hills, Section 3, as of record in Book 2900, page 97, described as follows:
BEGINNING with a point in the easterly margin of Bonnabrook Drive; thence in an easterly direction 147.5 feet to a point; thence in a southerly direction 107.0 feet to a point in the northerly margin of Bonnacreek Drive; thence along said margin 120.0 feet in a westerly direction to a point which is the beginning of a curve; thence around said curve, 39.27 feet in a northwesterly direction to a point in the easterly margin of Bonnabrook Drive; thence along said margin 65.0 feet in a northerly direction to the point of beginning.

Being the same property conveyed to Donald J. Dininger and wife, Jessie M. Dininger, by deed from Emma Lea Johnson Mays and husband, as of record in Book 3768, page 369.

This conveyance is made subject to restrictions of record in Book 3097, page 413.

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 1970 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 20th day of March, 19 70

Donald J. Dininger
Donald J. Dininger

Jessie M. Dininger
Jessie M. Dininger

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

Donald J. Dininger and wife, Jessie M. Dininger

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 20th day of March, 1970.

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 $20,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 19 70

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL) Notary Public

WARRANTY DEED
REF:mas

FROM DONALD J. DININGER AND WIFE

TO KEITH S. SARGENT AND WIFE

A 72194

IDENTIF. REFERENCE

Mar 23 12 19 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR23	CONV	20,500.00			
MAR23	S'TAX		A*	53.30	
MAR23	PR'FEE		A*	.50	
MAR23	W'DEED		A*	3.00	* 56.80

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

File: 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