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

WARRANTY DEED

ATC-156749

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 162-5-26 M.O	Mr/Mrs Albert W. Henson, Jr. Same as below	Guaranty Mortgage Company 311 7th Avenue, North Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 25982
5D-39311	301 Wessex Court	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 May 12, 1969, in the original principal sum of $15,800.00, payable to Guaranty Mortgage Company, in monthly installments of $110.60, including interest at 7½% per annum, and being secured by a deed of trust executed by Milton D. Brooks and wife to Herschel Greer, Trustee, as of record in Book 4334,page 816,

MILTON D. BROOKS and wife, FERN F. BROOKS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALBERT W. HENSON, JR., and wife, SANDRA KAYE HENSON

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. 57 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, described as follows:

BEGINNING at a point in the westerly margin of Wessex Drive at the corner of Lots 56 and 57; thence with the line between said lots, 145 feet to a point, a corner of Lot 58 on said Plan; thence with the line between Lots 57 and 58, northerly 132.39 feet to a point in the southerly margin of Wessex Court; thence with the margin of the same, easterly 147.89 feet to a point at the beginning of a curve; thence around said curve, southeasterly 39.27 feet to a point in the westerly margin of Wessex Drive; thence with the margin of the same, southerly 130 feet to the beginning.

Being the same property conveyed to Milton D. Brooks and wife, Fern F. Brooks, by deed from Scott Freeman and wife, Ruth K. Freeman, as of record in Book 4334, page 814.

This conveyance is made subject to restrictions of record in Book 2904, page 51.

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 21st day of May, 1970.

Milton D. Brooks

Fern F. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4419 PAGE 753

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

Milton D. Brooks and wife, Fern F. Brooks

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 21st day of May, 1970.

My commission expires: July 26,1970.

Reau E. Folk Jr.
Notary Public

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 18,719.09

Albert W. Henson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 1970

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

Reau E. Folk Jr.
Notary Public

A 78506

WARRANTY DEED
REF:mas

FROM
MILTON D. BROOKS AND WIFE

TO
ALBERT W. HENSON, JR. AND

IDENTIF. REFERENCE

MAY 25 12 08 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 25 70	CONV	18,719.09			
MAY 25 70	S'TAX		A*	48.62	
MAY 25 70	PR'FEE		A*	.50	
MAY 25 70	W'DEED		A*	3.00	* 52.12

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