BOOK 4428 PAGE 525

PREPARED BY:
WILLIAM F. HOWARD, ATT'Y
SUITE 700, AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37203

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Bogen, et ux (NAME)	United Mortgagee Servicing Corp. (NAME)	Map. 115-9
6755 Pennywell Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 54
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	Pal

For and in Consideration of the sum of -----TEN & No/100 ($10.00) ---------- ---------- *DOLLARS* the assumption of the balance due on a note in the original amount of $35,000 as more particularly set out in a deed of trust executed by James H. Henry, et ux to George I. Wilson, Trustee, dated November 5, 1969 and recorded in Book 4379, Page 803 of the Register's Office of Davidson County, Tennessee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, James H. Henry and wife, Glyn C. Henry

have bargained and sold, and by these presents do transfer and convey unto the said Robert W. Bogen and wife, Marion B. Bogen 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 Lot No. 161-A on the Plan of West Meade Estates, Section 8, as of record in Book 3700, Page 31, Register's Office for said County.

Said Lot fronts 120 feet on the south side of Pennywell Drive and extend back 261.12 feet on the east line and 415.15 feet on the west line to a dead line in the rear and measures 272.85 feet.

Being the same property conveyed to James H. Henry and wife, Glyn C. Henry by deed from Donald W. Barber and wife, of record in Book 4379, Page 801, Register's Office for Davidson County, Tennessee.

Subject to 1970 property taxes, prorated date of deed and assumed by purchasers a 10 foot easement for public utilities and drainage purposes along the rear and northwesterly lines of said lot, and a 2.5 times 25 foot utility anchor easement located on the northeasterly corner of said lot, a 17 foot minimum building set back line from Pennywell, by instrument of record in Book 4033, Page 466, R.O.D.C., Tennessee, and minimum set back line was changed to 170 feet, said set back line having been violated, conditions of owners certificate as shown on Plan of record in Book 3700, Page 31, R.O.D.C., Tennessee, restrictive covenants contained in an instrument of record in Book 3934, Page 115 and in Book 4053, Page 468, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 40,000.00

Affiant

Subscribed and sworn to before me this the 1 day of Aug., 1970

Notary Public

My commission expires: (Affix Seal)

JUL-17[0]	CONV	40,000.00				
JUL-17[0]	S TAX		A*	104.00		
JUL-17[0]	PR FEE		A*	.50		
JUL-17[0]	W DEED		A*	4.50	*	109.00

A 8 2 4 0 6

IDENTIF. REFERENCE

JUL 1 10 59 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 6755 Pennywell Drive, Nashville, Tennessee
(House Number) (Street) 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 Robert W. Bogen and wife, Marion B. Bogen, *their heirs and assigns, forever.*

And we *do covenant with the said* Robert W. Bogen and wife, Marion B. Bogen *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 above.

And we, James H. Henry and wife, Glyn C. Henry *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert W. Bogen and wife, Marion B. Bogen, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 1 *day of* July, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Henry
JAMES H. HENRY

Glyn C. Henry
GLYN C. HENRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy C. Walker, *a Notary Public in and for said County and State, the within named* James H. Henry and wife, Glyn C. Henry

*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* 1 *day of* July, *19* 70.

Nancy C. Walker, *Notary Public.*

Commission Expires 7/20/71

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

the bargainor....., *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*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....