prepared by: Mary M. Boyko Jr.
mail to 904 Duckett Lane
Nash. Texas 37205

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walton S. Dennis, Jr. ETUX	Guaranty Mortgage Co.	6D-25670
(NAME:)	(NAME:)	
445 Bellengrath Drive	311 7th Ave., North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 4436 PAGE 496
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00 TEN and no/100 *DOLLARS*

Cash in hand by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated March 10, 1969, executed by Robert Carl Herckner and wife Deanne J. Herckner, payable to Guaranty Mortgage Co., for the original sum of $16,900.00, with interest as set forth therein, both principal and interest payable $118.30 monthly, beginning April 1, 1969, final March 1, 1999, and secured by a Deed of Trust of record in Book 4320, page 560, R. O. For Davidson County, Tennessee

We, Robert Carl Herckner and wife, Deanne J. Herckner *have bargained and sold, and by these presents do transfer and convey unto the said* Walton S. Dennis, Jr. and wife Mary G. Dennis their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 154 on the Plan of Abbay Hall, SectionII, as of record in Book 2331, Page 38, Register's Office for said County.
Said Lot No. 154 fronts 163.9 feet on the easterly side of Bellengrath Drive and runs back between lines 131.2 feet on the southerly line and 183 feet on the northerly line,to a dead line in the rear measuring 98.6 feet thereon.
Being the same property conveyed to Robert Carl Herckner and wife, Deanne J. Herckner, by deed from R. O. Marion and wife, Mary Ruth Williams Marion, of record in Book 4320, page 558, of said Register's Office.

ANNA S. CARLISLE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,187.00

Subscribed and sworn to before me, this the 5th day of August 1970

My commission expires: 4/28/73 (Affix Seal)

Affiant

Notary Public

unimproved ( ) This is improved (X) property, known as 445 Bellengrath 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 Walton S. Dennis, Jr. and wife Mary G. Dennis *their heirs and assigns, forever.*

And we *do covenant with the said* Walton S. Dennis, Jr. and wife Mary G. Dennis *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.*

And we do *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Walton S. Dennis, Jr. and wife, Mary G. Dennis, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 5-TH *day of* August, 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.*

Robert Carl Herckner

Robert Carl Herckner

Deanne J. Herckner

Deanne J. Herckner

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anna S. Carlisle, a Notary Public in and for said County and State, the within named Robert Carl Herckner and wife, Deanne J. Herckner

the bargainors, 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 1st day of August, 1970.

Anna S. Carlisle, Notary Public.

Commission Expires 4/28/73

ANNA S. CARLISLE NOTARY PUBLIC DAVIDSON COUNTY TENN.

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.....

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WARRANTY DEED

FROM Robert Carl Herckner ETUX

TO Walton S. Dennis, Jr. ETUX

A 8 5 9 1 2

IDENTIF. REFERENCE

AUG 5 12 03 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

AUG-5%	CONV	20,187.00			
AUG-5% S'TAX			A*	52.52	
AUG-5% PR'FEE			A*	.50	
AUG-5%	W'DEED		A*	6.00	* 59.02