TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO: BOOK 1465 PAGE 268

First Federal Savings
(NAME)

Union at Fourth
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP PARCEL NUMBERS:

Map. 119-6

Pac. 198

PW

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Freeland P. Maxwell and wife, Elsie Cook Maxwell

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Harve Hensley, unmarried

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 121 on the Plan of Sterling Heights, Section 4, as of record in Book 1835, page 9, Register's Office for said County, described as follows:

BEGINNING at a point in the north margin of Lutie Street, at the corner of Lots Nos. 121 and 122; thence with the line between said lots, northerly 166.4 feet to a point; thence westerly 84.1 feet to the east margin of Boone Drive; thence with the said margin of same, southerly 147.3 feet to the beginning of a curve; thence around said curve southeasterly 31.43 feet to the north margin of Lutie Street; thence with the margin of the same, easterly 62.4 feet to the beginning.

Being the same property vested in Harve Hensley, by deed from Randall Phillips Builders, Inc., as of record in Book 3810, page 940, said Register's Office, and as surviving husband of Sadie Mai Hensley, deceased.

This conveyance is made subject to recorded restrictions, easements and set-back lines applicable to said property, and to taxes for 1970.

This is unimproved ( ) improved (X) property, known as 68 Lutie Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 7th day of December, 1970.

Harve Hensley

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me [signature], a Notary Public in and for said County and State, the within named Harve Hensley, unmarried the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 1970

Commission expires _____ Notary Public [signature]

TENNESSEE TITLE COMPANY

PLEASE MAIL TO - Ed Hill Realty, 2221 Nolensville Rd., Nashville, Tenn. 37211

Warranty Deed

FROM

HARVE HENSLEY

To

FREELAND P. MAXWELL & WIFE,

ELSIE COOK MAXWELL

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument was prepared by
STEPHENSON, LACKEY, [illegible] & ALEXANDER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

A 98617

IDENTIF. REFERENCE

DEC 8 2 53 PM '70

REGISTER
DAVIDSON COUNTY, TENN.

DEC-8 70 CONV 10,950.00

DEC-8 70 S'TAX A* 28.34

DEC-8 70 PR'FEE A* .50

DEC-8 70 W'DEED A* 3.00 * 31.84

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the grea.er of the actua consideration fr o. value of the property interest herein ran. erred is $ 10,95[illegible]

(Grantee)

Affiant

State of Tennessee)
County of Davidson)

Subscribed and sworn to before me this 7th day of December, 1970

My commission expires: Notary Public, in and for the aforesaid State and County.

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE