MAIL to 612 Hicks Road MR MRS Henkel

BOOK 4472 PAGE 65

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Augustine J Henkel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 1970

James F Hall
Notary Public

MY COMMISSION EXPIRES: 14 Feb 73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Augustine J. Henkel (NAME)	(NAME)	Map 128-10
612 Hicks Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Lot. 56
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pd

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Raymond H. Roberts and wife, Mattie Louise Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Augustine J. Henkel and wife, Norma E. Henkel

HEREINAFTER CALLED THE 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. 25 on the Plan of Stacy Square Subdivision, Section 2, as of record in Plan Book 4175, page 30, Register's Office for said County.

Said Lot No. 25 fronts 70.01 feet on the easterly side of Hicks Road and extends back 164.9 feet on the northerly line and 146.4 feet on the southerly line to a dead line measuring 64.3 feet thereon.

Being part of the real property conveyed to Raymond H. Roberts and wife, Mattie Louise Roberts, by deed from I. R. Schulman, Trustee, of record in Book4384, page 754, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4265, page 777, as amended in Book 4379, page 833, said Register's Office, and the Plan of record in Book 4175, page 30, said Register's Office, which shows an owner's certificate, a 30 foot minimum building setback line from Hicks Road, a 20 foot easement for public utility purposes along the rear line, a 10 foot easement for public utility and drainage along the northerly line, and an easement for an 8 inch sewer line along the northerly line of said lot.

This is improved (X) unimproved ( ) property, known as Hicks Road (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 17th day of September, 1970

Raymond H. Roberts

Mattie Louise Roberts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, James T Patterson, a Notary Public in and for said County and State, the within named Raymond H. Roberts and wife, Mattie Louise Roberts

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 17 day of September 1970

Commission expires 1/7/73

James T. Patterson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

RAYMOND H. ROBERTS AND WIFE,

MATTIE LOUISE ROBERTS

TO

AUGUSTINE J. HENKEL AND WIFE,

NORMA E. HENKEL

B 0 1 1 6 8

IDENTIF. REFERENCE

JAN 7 10 31 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-71	CONV	19,000.00			
JAN-71	S'TAX		A*	49.40	
JAN-71	PR'FEE		A*	.50	
JAN-71	W'DEED		A*	3.00	* 52.90