This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
329 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

GTC-211192

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
130-2-40	Mr/Mrs F. M. Wentworth,Jr.	First Federal Savings & Loan Fourth & Union Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 7D-30050	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 106 Windsor Drive	LOAN OR ACCOUNT NO. PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

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 June 17, 1969, in the original principal sum of $19,500.00, payable to First Federal Savings & Loan Association, in monthly installments of $136.50, including interest as set forth in said note, and being secured by a deed of trust executed by Henry C. Dye and wife, to T. I. Holman, Jr., Trustee, as of record in Book 4343, page 169,

HENRY C. DYE and wife, MARGARET R. DYE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANCIS M. WENTWORTH, JR., and wife, WENDALL L. WENTWORTH

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. 3 on the Map of Bransford Realty Company's Subdivision, as of record in Book 421, page 156.

Said Lot No. 3 fronts 110. 4 feet on the northerly side of Windsor Drive ane extends back 200 feet on the westerly line and 211 feet more or less on the easterly line, which is a broken line, to a dead line in the rear on which it measures 30 feet.

Being the same property conveyed to Henry C. Dye and wife, Margaret R. Dye, by deed from Ellie Foster Wilson, as of record in Book 4343, page 167,

MAY25	CONV	25,000.00			
MAY25	S TAX		A*	65.00	
MAY25	REG FEE		A*	.50	
MAY25	WDEED		A*	3.00	* 68.50

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 1971 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 24th day of May, 1971.

Margaret R. Dye
(Margaret R. Dye)

Henry C. Dye
Henry C. Dye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4504 PAGE 813

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

Henry C. Dye ~~and wife Margaret R. Dye~~

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 25th day of May, 1971.

My commission expires: July 23, 1974

Reau E. Folk Jr.
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Nancy M Wentworth, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Margaret R. Dye

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 21 day of May, 1971.

My commission expires:

Nancy M Wentworth
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Nancy M Wentworth Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May 1971

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM
HENRY C. DYE AND WIFE

TO
FRANCIS M. WENTWORTH, JR.
AND WIFE

B 16100

IDENTIF. REFERENCE

MAY 25 10 39 AM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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