BOOK 1523 PAGE 981

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TIC-220975

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
50-83	Mr/Mrs Clyde T. Loflin same as below	Guaranty Mtg. Co. 311 7th Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 15416
12D-70760	452 Manley Drive	PROPERTY IS [X] 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 January 28,1963, in the original principal sum of $21,000.00, payable to Guaranty Mortgage Company, in monthly installments of $115.96, including interest at 5¼% per annum, and being secured by a deed of trust executed by Charles T. Denton and wife, to Herschel Greer, Trustee, as of record in Book 3541, page 171,

CHARLES T. DENTON and wife, LOUISE L. DENTON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLYDE T. LOFLIN and wife, CATHERINE B. LOFLIN

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. 1072 on the Plan of Brentwood Hall, Section XIV, as of record in Book 2663, page 129.

Said Lot fronts 90 feet on the northerly side of Manley Drive, and extends back 225.9 feet on the easterly line and 251.6 feet on the westerly line, to a dead line in the rear on which it measures 125 feet.

Being the same property conveyed to Charles T. Denton and wife, Louise L. Denton, by deed from Francis M. Hahn and wife as of record in Book 3503, page 489.

This conveyance is made subject to restrictions of record in Book 2396, page 523 and in Book 2905, page 287.

JUL28E	CONV	28,500.00			
JUL28E	S'TAX		A*	74.10	
JUL28E	PE'FEE		A*	.50	
JUL28E	WDEED		A*	4.00	* 78.60

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 13 day of July, 19 71

Louise L. Denton
Louise L. Denton

Charles T. Denton
Charles T. Denton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____

the bargainor(s), 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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Before me, ~~Charles T.~~ Jack S. Munn a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

Charles T. Denton and wife, Louise L. Denton

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 Charlotte, North Carolina, this, the 13th day of July, 1971.

My commission expires: 6-26-71. Jack S. Munn Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$28,500.00 Clyde T. Loflin Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 1971

MY COMMISSION EXPIRES July 23, 1974. (AFFIX SEAL) Beverly Tatch Notary Public

WARRANTY DEED
REF: mas

FROM
CHARLES T. DENTON AND WIFE

TO
CLYDE T. LOFLIN AND WIFE

B 2 4 6 4 2

IDENTIF. REFERENCE

JUL 28 12 57 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

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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