BOOK 4604 PAGE 294

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Herman J. Hensen, et ux (NAME)	Herman J. Hensen (NAME)	
215 Riverside Dr. (STREET ADDRESS OR ROUTE NUMBER)	Rt 2 Be tts Rd. (STREET ADDRESS)	Map 94-3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Goodlettsville, Tennessee (CITY) (ZONE) (STATE)	Pal. 25 pw

FOR AND IN CONSIDERATION of the sum of ----------$10.00----------

----------TEN AND NO/100---------- Dollars,

We, Maxwell G. Horkins, Jr. and wife Jo Ann N. Horkins

have this day bargained and sold, and do hereby transfer and convey unto the said Herman J. Hensen, and wife Lawrence Hensen

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 20 on the plan of Fortland Park, Section I, as of record in book 2663, page 61, Register's Office for said County.

Said Lot No. 20 fronts 123.3 feet on the easterly side of Riverside Drive and extends back 200 feet on the southerly line and 130 feet on the northerly line to a dead line in the rear on which it measures 98.8 feet thereon.

Being the same property conveyed to Maxwell G. Horkins, Jr., and wife, Jo Ann N. Horkins by deed from Ernest F. Webb, Jr., unmarried, as of record in book 4144, page 427, Register's Office for Davidson County, Tennessee

THIS INSTRUMENT PREPARED BY:
George W. Hussey Realty Company
314 Plaza Professional Bldg.
Madison, Tennesse, 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,250.00

Subscribed and sworn to before me, this the 12 day of May, 1972

My commission expires: August 22, 1972 (Affix Seal)

Affiant

Notary Public

This is improved (X) unimproved ( ) property, known as 215 (House Number) Riverside Drive (Street) Nashville, Tennessee (P. O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Herman J. Hensen, and wife Lawrence

their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said real estate to said Herman J. Hensen, and wife Lawrence

their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 12 day of May, 1972 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Maxwell G. Horkins

Jo Ann N. Horkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Kenney, *a Notary Public in and for said County and State,* Maxwell G. Hopkins, Jr. & wife Jo Ann M. Hopkins

the within named 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* 12 *day of* May, *19* 72

George W. Kenney
Notary Public

Commission expires Nov 12, 1972

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 .....

MAY25 72	CONV	24,250.00			
MAY25 72	S TAX		A*	62.92	
MAY25 72	PR FEE		A*	.50	
MAY25 72	W DEED		A*	4.00	* 67.42

WARRANTY DEED

FROM Maxwell G. Hopkins, Jr. et ux

TO Herman J. Hensen, et ux

215 Riverside Drive

Nashville, Tennessee

B 60762

IDENTIF. REFERENCE

MAY 25 10 01 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Return To: Guaranty Title
Hensen, Prof. Tax
3/4 Madison