This instrument prepared by:
David Herbert, Atty.
Third National Bank Bldg.
Nashville, Tennessee 37219

# WARRANTY DEED

BOOK 4705 PAGE 504

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr/Mrs. Robert Denny (NAME) | Guaranty Mortgage Company (NAME) | 148-5-135 |
| 369 Dade Drive (STREET ADDRESS OR ROUTE NUMBER) | 311 7th Avenue, North (STREET ADDRESS) | F.B.5D-03403 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | |

*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 futureinterest, on a certain note, dated March 21, 1968, in the original principal sum of $11,900.00, payable to Guaranty Mortgage Company, in monthly installments as set forth in said note, including interest as set out therein,and being secured by a deed of trust executed by William C. Lanius and wife, to Herschel Greer, Trustee, as of record in Book 4222, page 461, Register's Office for Davidson County,Tennessee,

we, WILLIAM C. LANIUS and wife, LINDA B. LANIUS

*have this day bargained and sold, and do hereby transfer and convey unto the said*

ROBERT H. DENNY and wife, ELAINE S. DENNY, their

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

Being Lot No. 26 on the Plan of Haywood Heights, Section II, as of record in Book 2663, page 13, Register's Office for said County.

Said Lot No. 26 fronts 80.0 feet on the southerly side of Dade Drive and runs back 203.0 feet on the easterly line and 215.6 feet on the westerly line, which is a broken line, to a dead line in the rear on which it measures 86.5 feet.

Being the same property conveyed to William C. Lanius and wife, Linda B. Lanius, by deed from A. V. Oakes and Jim B. Smith, a partnership d/b/a Oakes & Smith Realtors, as of record in Book 4222, page 459, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2640, page 447, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,500.00

Subscribed and sworn to before me, this the 7th day of May 19 73

Affiant

My commission expires: October 30, 1973. (Affix Seal)

Notary Public

This is unimproved (  ) improved (XX) property, known as 369 Dade Drive, Nashville, Tennessee (House Number) (Street) 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*

ROBERT H. DENNY and wife, ELAINE S. DENNY, 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,* except as shown above and 1973 taxes, which have been prorated and assumed by the Grantees herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ROBERT H. DENNY and wife, ELAINE S. DENNY, their

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

Witness our hand s this 7th day of May, 19 73, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Linda B. Lanius
Linda B. Lanius

William C Lanius
William C. Lanius

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David B. Herbert, a Notary Public in and for said County and State, William C. Lanius and wife, Linda B. Lanius

the within named bargainorS., 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 7th day of May, 19 73.

Notary Public

Commission expires October 30, 1973.

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.....

| | | | | | |
|---|---|---|---|---|---|
| MAY-9[illegible] | CONV | 19,500.00 | | | |
| MAY-9[illegible] | S'TAX | | A* | 50.70 | |
| MAY-9[illegible] | PR'FEE | | A* | .50 | |
| MAY-9[illegible] | W'DEED | | A* | 4.00 | * 55.20 |

WARRANTY DEED

FROM

WILLIAM C. LANIUS AND WIFE

TO

ROBERT H. DENNY AND WIFE

C 0 5 7 3 3

IDENTIF. REFERENCE

MAY 9 9 52 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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