THIS INSTRUMENT PREPARED BY:

David B. Herbert
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

BOOK 4820 PAGE 177 HERBERT, FOLK & JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-7-13	Mr/Mrs Phillip Henderson	Guaranty Mortgage Company First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-525	7324 Highway 70-South	30026
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

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

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

LEON FREDERICK and wife, NADINE FREDERICK

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PHILLIP DANIEL HENDERSON and wife, SUSAN HENDERSON

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. 30 on the Plan of Cross Timbers, Section I, as of record in Book 3700, page 37.

Said Lot fronts 101.96 feet on the northerly side of Memphis Bristol Highway, also known as Highway 70-South, and extends back 226.76 feet on the easterly line and 215.1 feet on the westerly line to a dead line in the rear, measuring 96 feet.

Being the same property conveyed to Leon Frederick and wife Nadine Frederick, by deed from Norman L. Bowman and wife, as of record in Book 4586, page 825.

This conveyance is made subject to restrictions of record in Book 3949, page 258.

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 for 1974 taxes which have been prorated and assumed by 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 22nd day of May, 1974.

Nadine Frederick

Leon Frederick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Leon Frederick and wife, Nadine Frederick 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 22nd day of May, 1974.

My commission expires: 7/27/77

Notary Public

STATE OF _____
COUNTY OF _____

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 _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 1974

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM LEON FREDERICK AND WIFE

TO PHILLIP DANIEL HENDERSON AND WIFE

C 5 6 5 3 1

IDENTIF. REFERENCE

MAY 30 2 19 PM '74

DAVIDSON COUNTY, TENN.

Return to: ORTALE, KELLEY, HERBERT & CRAWFORD 14th Flr. 3rd Natl. Bk. Bldg. Nashville, Tennessee 37219

MAY30	CONV	37,900.00			
MAY30	S'TAX		A*	98.54	
MAY30	RD'FEE		A*	.50	
MAY30	W'DEED		A*	4.00	* 103.04

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