Prepared By:
Grant W. Smith, Attorney
711 J. C. Bradford Building
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4850 PAGE 5

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dorothy Huggins (NAME)	First Federal Savings & Loan (NAME)	
1227 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	61-16
Nashville, Tn. 37216 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	194

Mail

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Three Hundred and No/100 ($18,300.00)---------- Dollars, of which $3,173.27 has been paid in cash by Dorothy Huggins, and for the balance the said Dorothy Huggins has this day assumed and agreed to pay the balance, to wit, $15,126.73, upon a note dated November 30, 1973, in the original amount of $15,200.00, signed by Pat K. Sensing and wife, Myrna R. Sensing, and secured by a Deed of Trust executed by them to T. I. Holman, Jr., Trustee, of record in Book 4769, page 477, Register's Office for Davidson County.

We, Pat K. Sensing and wife, Myrna R. Sensing,

have this day bargained and sold, and do hereby transfer and convey unto the said Dorothy Huggins, and her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot #39 of Block "C" on the Map of a Re-Subdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for said County.

SAID Lot #39 fronts 50 feet on the northerly side of Ardee Avenue and runs back 284.5 feet on the westerly line and 282 feet on the easterly line, to a dead line measuring 50 feet thereon.

BEING the same property conveyed to Pat K. Sensing and wife, Myrna R. Sensing, by deed from John K. Carlton and wife, Mildred Carlton, of record in Book 4769, page 475, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18,300.00

Subscribed and sworn to before me, this the 5th day of September, 1974

Affiant

My commission expires: Sept. 25 1974 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 1227 Ardee Avenue, Nashville, Tennessee 37216 (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 Dorothy Huggins, and her (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 for 1974 taxes and the indebtedness secured by said Deed of Trust of record in Book 4769, page 477, RODC. We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Dorothy Huggins, and her (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 5th day of September, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Pat K. Sensing

Myrna R. Sensing

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Grant W. Smith, *a Notary Public in and for said County and State,* Pat K. Sensing and wife, Myrna R. Sensing,

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* 5th *day of* September, *19*74.

Grant W. Smith
Notary Public

Commission expires Oct 25, 1976

GRANT W. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

SEP-6	CONV	18,300.00			
SEP-6 S'TAX			A*	47.58	
SEP-6 PR'FEE			A*	.50	
SEP-6	W'DEED		A*	4.00	* 52.08

C 7 0 1 2 9

IDENTIF. REFERENCE

SEP 6 11 09 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Pat K. Sensing, et ux

TO
Dorothy Huggins

Compliments of

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