FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 1974

Notary Public

MY COMMISSION EXPIRES: 2-3-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman J. Hensen (NAME)	Same (NAME)	16DA 15085
Rt. 2 Betts Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 118-13
Goodlettsville, Tennessee 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 197

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, MALCOLM S. BADER HOWARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HERMAN J. HENSEN and wife, LAWRENCE J. HENSEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 32 on the plan of Green Acres Subdivision of record in Plan Book 1424, page 21, Register's Office for said County.

SAID Lot No. 32 fronts 75.1 feet on the easterly margin of Wilbur Place and extends back 143.1 feet on the northerly line and 138.5 feet on the southerly line to a dead line in the rear, measuring 85 feet thereon.

BEING the same property acquired by Malcolm S. Bader by devise under the will of Charles R. Howard, probated August 19, 1970, case No. 54940, and entered in Will Book 99, page 426, Office of the County Court Clerk, Probate Division, for Davidson County, Tennessee. The said Malcolm S. Bader and Charles R. Howard were married subsequent to the writing of said will; therefore, Malcolm S. Bader and Malcolm S. Bader Howard are one and the same person. The said Charles R. Howard having acquired title to said property by deed from Paramount Homes, Inc., to Charles R. Howard and wife, Frances H. Howard, of record in Book 1541, page 527, Register's Office for Davidson County, Tennessee. The said Frances H. Howard having predeceased the said Charles R. Howard.

This is unimproved ( ) improved (X) property, known as 3614-16 Wilbur Place, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of November, 19 74

Malcolm S. Bader Howard

Malcolm S. Bader Howard

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MALCOLM S. BADER HOWARD

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of November 19 74

Commission expires 2-5-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM MALCOLM S. BADER HOWARD

TO HERMAN J. HENSEN ET UX

678679

IDENTIF. REFERENCE

Nov 19 9 44 AM '74

FELIX A. MCCLAIN, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE

NOV 19	CONV	28,000.00			
NOV 19	S'TAX		A*	72.80	
NOV 19	PR'FEE		A*	.50	
NOV 19	W'DEED		A*	4.00	* 77.30