Instrument Prepared By:
R. Heyburn
Kelley, Herbert & Crawford
For: L & C Tower

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WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
21-264	Mr/Mrs James R. Hensley Rawlings Road Joelton, TN. 37080	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
14D-4011	Rawlings Road	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 and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated August 31, 1976, in the original principal sum of $32,950.00, payable to H. R. Potter and wife, Sallie C. Potter, in monthly installments as set out in said note, with interest as set forth therein and being secured by a deed of trust executed by N. H. O'Brien and wife, to David B. Herbert,Trustee, as of record in Book 5065, page 82,

N. H. O'BRIEN and wife, MILDRED H. O'BRIEN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES R. HENSLEY and wife, GLADYS HENSLEY

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. 11 on the recorded plan of Potter Estates, Section I, as of record in Book 5050, page 6.

Said Lot No. 11 fronts 140.00 feet on the east margin of Road "B" and extends back 451.5 feet on the north line and 648.11 feet on the south broken line, to a line in the rear on which it measures 456.02 feet.

Being the same property conveyed to N. H. O'Brien and wife, Mildred H. O'Brien, by deed from H. R. Potter and wife, Sallie C. Potter, as of record in Book 5065, page 80, as re-recorded in Book 5101, page 191.

Grantors convey a temporary 40' ingress and egress easement running between Lots Nos. 5 and 6 and reserves a like easement across Lot No. 11, all as shown on the above mentioned plan. Said easements are to be vacated upon construction of Road "B" as shown on said plan. Grantor conveys his right, title and interest to an overflow easement retained in his conveyance of Lot 12 to Gary Randall Hale and wife, as of record in Book 5101, page 189.

NOV-3E	CONV	42,414.12			
NOV-3E	S'TAX		B*	110.24	
NOV-3E	PR'FEE		B*	.50	
NOV-3E	W'DEED		B*	4.00	* 114.74

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 as shown above and 1977 taxes which have been prorated and assumed by Grantees.

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 31st day of October, 19 77

N. H. O'Brien

Mildred H. O'Brien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

N. H. O'Brien and wife, Mildred H. O'Brien

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 31st day of October, 1977.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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

$ 42,414.12 Amount

X James R. Hensley

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF October 19 77

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

E 34808

IDENTIF. REFERENCE

Nov 3 9 41 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
N. H. O'BRIEN AND WIFE

TO
JAMES R. HENSLEY AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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