This Instrument Prepared By:
Douglas A. Brace
Ortale, Kelly, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

Mail to:

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
135-1 Par 60 Jw	James M. Lenahan 1708 D'Ville Drive Nashville, TN.	New Owner BOOK 5361 PAGE 539
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1708 D'Ville Drive	LOAN OR ACCOUNT NO.
		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 _____, in the original principal sum of $14,800.00 payable to The Prudential Insurance Company of America, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust of record in Book 3720, page 527,

HENRY F. LENAHAN, JR., and wife, MARGARET M. LENAHAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES M. LENAHAN and wife, DEBORAH J. LENAHAN

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. 125 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Henry F. Lenahan, Jr., and wife, Margaret M. Lenahan, by deed from Manuel Construction Company, a Tennessee corporation, as of record in Book 3702, page 240, said Register's Office.

This conveyance made subject to restrictions of record in Book 3400, page120, as amended in Book 3436, page 43.

This instrument prepared by Douglas A. Brace, Attorney, 23rd Floor, L & C Tower, Nashville, Tennessee upon information furnished by the parties herein.

NOV-8 78	CONV	12,818.12			
NOV-8 78	S'TAX		B*	33.28	
NOV-8 78	PR'FEE		B*	.50	
NOV-8 78	W'DEED		B*	4.00	* 37.78

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

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, 1978.

Henry F. Lenahan, Jr.

Margaret M. Lenahan
Margaret M. Lenahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5361 PAGE 540

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Henry F. Lenahan, Jr., and wife, Margaret M. Lenahan 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, 1978.

Robert H. Robertson
Notary Public

My commission expires: 4-1-79

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 $ 12,818.12

Amant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF October 1978

MY COMMISSION EXPIRES: 4-1-79 (AFFIX SEAL) Notary Public

Henry F. Lenahan

Robert H. Robertson

WARRANTY DEED

FROM HENRY F. LENAHAN, JR., AND WIFE

TO JAMES M. LENAHAN AND WIFE

E 9 9 1 1 8

IDENTIF. REFERENCE

Nov 8 2 09 PM '78

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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