This Instrument Prepared By:
R. HERBERT
Kelley, Herbert & Crawford
[illegible] & C Tower
[illegible], Tennessee 37219

BOOK 5443 PAGE 220

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-14-90	Mr/Mrs Fred L. Hansford	First Federal Savings & Loan Fourth & Union Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 21-7715161
9D-59906	755 Harpeth Knoll 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 all 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 December 23, 1975, in the original principal sum of $36,000.00, payable to First Federal Savings & Loan Association, 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 Donald R. Venz and wife, Nancy H. Venz, to T. I. Holman, Jr., Trustee, as of record in Book 4983, page 191,

DONALD R. VENZ and wife, NANCY H. VENZ

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRED L. HANSFORD and wife, LOIS M. HANSFORD

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. 229 on the Plan of Harpeth Valley Park, Section II, as of record in Book 3700, page 129.

Said Lot No. 229 fronts 95 feet on the southerly side of Harpeth Knoll Road and runs back between lines 230.0 feet on the easterly line and 214.5 feet on the westerly line, to a line in the rear measuring 70.5 feet thereon.

Being the same property conveyed to Donald R. Venz and wife, Nancy H. Venz, by deed from Frank M. Kopp and wife, Peggy R. Kopp, as of record in Book 4983, page 189.

This conveyance is made subject to restrictions of record in book 3857, page 858 and Book 4148, page 696.

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 1979 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 29th day of May, 19 79

Donald R. Venz
Donald R. Venz

Nancy H. Venz
Nancy H. Venz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Donald R. Venz and wife, Nancy H. Venz

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 29th day of May, 1979.

My commission expires: 7-18-82

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

$ 61,900.00

x Fred L Hansford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May 19

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

DONALD R. VENZ AND WIFE

TO

FRED L. HANSFORD AND WIFE

F: 32042

IDENTIF. REFERENCE

MAY 31 2 35 PM '79

FELIX Z. WILSON II 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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

61900.00- CO
160.94 CO TX
.50 PRFEE
4.00 WDEED
CHECK 165.44-
6229A05/31/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-32042

IDENTIF. REFERENCE

MAY 31 2 35 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 687256