9661 07716 1st.50- CHECK

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John Bradford Fant	The Lomas & Nettleton Co.	147-10
(NAME)	(NAME)	
539 Bonerwood Dr.	3200 Pacific Ave.	Par 175
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Virginia Beach, VA 23451	6DU 67926
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5625 PAGE 209

For and in consideration of the sum of TEN AND 00/100 ($10.00)---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and the agreement of the Grantees herein to assume and be responsible for the balance of $30,464.86 due and owing to the Lomas and Nettleton Company secured by a Deed of Trust of record in Book 5043, page 636, Register's Office for Davidson County, Tennessee.

We, Alfred W. Hentsch and wife, Sarah Annette Hentsch
have bargained and sold, and by these presents do transfer and convey unto the said
John Bradford Fant and wife, Lori W. Fant

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 47 on the Plan of Parkview Estates, Section 2, as of record in Book 3700, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 82 feet on the southerly side of Bonerwood Drive and runs back between lines 150.45 feet on the easterly side line and 159.67 feet on the westerly side line to a dead line at the rear measuring 82.45 feet thereon.

Being the same property conveyed to Alfred W. Hentsch and wife, Sarah Annette Hentsch by deed from Buddy J. Starnes and wife, Beverly L. Starnes of record in Book 5394, page 710, Register's Office for Davidson County, Tennessee.

IDENTIF. REFERENCE

Jul 16 11 00 AM '80

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

F.97809

unimproved ( )
This is improved (XX) property, known as 539 Bonerwood Drive
(House Number) (Street)
Nashville, TN 37211
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 10th day of July, 19 80.

x Alfred W. Hentsch
Alfred W. Hentsch

x Sarah Annette Hentsch
Sarah Annette Hentsch

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5625 PAGE 210

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alfred W. Hentsch and wife, Sarah Annette Hentsch

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, TN, this 10th day of July, 19 80.

My commission expires 10-18-81 Notary Public Donna M Brezny

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 48,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John Bradford Fant

Sworn to and subscribed before me
this 10th day of July, 19 80.

My commission expires 10-18-81 Notary Public Donna M Brezny

Paid

This instrument was prepared by:

LAWYER'S ESCROW SERVICE, INC. 1161 Murfreesboro Rd., #248, Nashville, TN 37217

Name Address

WARRANTY DEED

FROM Alfred W. Hentsch

TO John Bradford Fant

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5625 PAGE 211

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			48000.00- CO	
			124.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 131.30-	
9861A	07/16/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.9.7.8 0.9

T
IDENTIF. REFERENCE >

JUL 16 11 60 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 768163