BOOK 3849 PAGE 704 TTCO. #176173

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| MAP 147-1<br>PAR 23 | Mr. & Mrs. Oswald T. Jones<br>375 Lynn Drive<br>Nashville, Tennessee | Murphree Mortgage Company<br>226 Third Ave. North<br>Nashville, Tennessee |
| FIELD BOOK NUMBER(S)<br>6D-66064 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>375 Lynn Drive, Nashville. | LOAN OR ACCOUNT NO. VA #504758<br>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 $10.00---------- TEN AND 00/100----------, and other valuable considerations, receipt of which is hereby acknowledged, we, Oswald Thomas Jones and wife, Helen Bruce Jones, in further consideration, have assumed and have agreed to pay the remaining unpaid balance of note, such deed of trust and deed of trust note executed by Robert A. Lanna and wife, Catherine R. Lanna, to Raymond L. Davis, Jr., Trustee, as of record in Book 3546, page 345, to secure Murphree Mortgage Company, in the original sum of $20,000.00, with interest at 5¼% per annum, beginning April 1, 1963, final payment March 1, 1993.

We, ROBERT A. LANNA AND WIFE, CATHERINE R. LANNA hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto OSWALD THOMAS JONES AND WIFE, HELEN BRUCE JONES

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Nashville, State of Tennessee, described as follows:

Being Lot No. 435 on the Plan of Caldwell Hall, Section VI, as of record in Book 2900, page 148, Register's Office for said County.

Said Lot No. 435 fronts 80 feet on the southerly side of Lynn Drive and runs back 156.55 feet on the easterly line and 147.6 feet on the westerly line to a dead line in the rear on which it measures 89.95 feet.

Being the same property conveyed to Robert A. Lanna and wife, Catherine R. Lanna, by deed from the Kennedy Corporation, as of record in Book 3508, page 458, said Register's Office.

This conveyance is subject to the restrictions as of record in Book 1788, page 108, in Book 3221, page 6, and as amended by instrument in Book 3251, page 543.

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 the 1965 taxes, not due and payable, but payment assumed by the 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 7th day of January, 19 65

Robert A. Lanna

Catherine R. Lanna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert A. Lanna

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 8th day of January, 1965.

Elizabeth Young
Notary Public

My commission expires:
August 1, 1965

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, G H Roberts, a Notary Public in and for the State and County aforesaid, personally appeared the within named Catherine R. Lanna

Catherine R. Lanna

the bargainor(s), 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, the 7th day of January, 1965.

G H Roberts
Notary Public

My commission expires: oct 30, 1966

WARRANTY DEED

FROM
ROBERT A. LANNA, ET UX

TO
OSWALD THOMAS JONES, ET UX

Medlin Realty Co.

64689

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 11 3 22 PM '65

NOTED BOOK 1110 PAGE 225
RECORDING FEE $ 2.25
DEP. REG. 1

2.25

E. FOLK, JR., ATTY.

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

R. E. WORRALL
CLERK
DAVIDSON COUNTY, TENN.

JAN 1 1965

TOTAL $ 2.25
PROBATE 50
STATE TAX $ 2.25