BOOK 3904 PAGE 531

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 3321 Percy Priest Dr. | James D. McGee | ~~63-156-~~ |
| (NAME:) | (NAME:) | |
| | 3321 Percy Priest Dr. | MAP 96-16 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. | Nashville, Tenn. | PAR. 28 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | MS |

*For and in Consideration of the sum of*

Two Thousand Seven Hundred and No/100 *DOLLARS*

Cash in hand to it paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Larchwood, Inc.




has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* James D. McGee and wife, Frances Ruth

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Lot #27 on the plan of Hickory Bend Subdivision, Section 5, of record in Book 3600, page 45, Register's Office, Davidson, County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* James D. McGee and wife, Frances Ruth *their heirs and assigns, forever.*

*And* it *do covenant with the said* James D. McGee and wife, Frances Ruth *that* they *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* Except for easements and restrictive covenants recorded in book 3642, page 478, Registers office for Davidson County, Tennessee.

*And* Larchwood, Inc. *do further covenant and bind* its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* James D. McGee and wife, Frances Ruth *heirs and assigns against the lawful claims of all persons whomsoever. Witness* their *hand this* 11th *day of* June, *19*65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

LARCHWOOD, INC.

By

A. D. Cannon, Jr., Treasurer

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* ....., *a Notary Public in and for said County and State, the within named*.....

.....

.....

*the bargainor*....., *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*....., *Tennessee, this*..... *day of*....., *19*.....

....., *Notary Public.*

*Commission Expires*.....

---

*STATE OF* Georgia
*COUNTY OF* Fulton

*Personally appeared before me,* Jim Sutton, *a Notary Public in and for said County and State, the within named* Larchwood, Inc.

.....

.....

*the bargainor*....., *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* Atlanta, Georgia, *this* 11th *day of* June, *19* 65.

Jim Sutton, *Notary Public.*

Notary Public, Georgia State at Large
My Commission Expires Sept. 17, 1968

*Commission Expires*.....

---

*STATE OF* ~~TENNESSEE~~ GEORGIA
*COUNTY OF* ~~DAVIDSON~~ FULTON

*Before me,* JIM SUTTON, *a Notary Public of the State and County aforesaid, personally appeared* A. D. CANNON, JR., *with whom I am personally acquainted, and who, upon oath, acknowledged* HIM*self to be* TREASURER *of the* LARCHWOOD, INC., *the within named bargainor, a corporation, and that* HE *as such* TREASURER, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* HIM*self as* TREASURER.

*Witness my hand and seal, at office in*.....
*this* 11TH *day of* JUNE, *19*65.

.....
*Notary Public*

*Commission Expires* Jim Sutton

Notary Public, Georgia State at Large
My Commission Expires Sept. 17, 1968

# WARRANTY DEED

FROM

Larchwood, Inc

TO

James D. McGee

et ux

STATE TAX $ 4.05
PROBATE .50
TOTAL $ 4.55

JUN 16 1965

R. E. WORRALL
COUNTY REGISTER CLERK
DAVIDSON COUNTY TENN.

PAID JUN 16 1965

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 22 11 26 AM '65

NOTED, COPIED, INDEXED
RECORDING FEE $ 2.00
DEP. REG. ____

PAGE 812

8 5 9 0 7

BOOK 3904 PAGE 534

Compliments of

**Guaranty Title Company**

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

BOOK 3904 PAGE 535

IN THE DISTRICT COURT OF THE UNITED STATES

FOR THE MIDDLE DISTRICT OF TENNESSEE

NASHVILLE DIVISION

RECEIVED FOR ENTRY
1:30 P M
APR 29 1965
BRANDON LEWIS, CLERK
BY [illegible] D.C.

APPLIANCE BUYERS CREDIT CORPORATION,
Plaintiff

V.

THE FIRST MORTGAGE COMPANY OF NASHVILLE AND ACKLEN CORPORATION,
Defendants.

CIVIL ACTION
NO. 3582

(11)

# J U D G M E N T

This action came on for trial before the Court, Honorable Frank Gray, Jr., District Judge, presiding, and the issues having been duly tried, the Court on the 19th day of April, 1965, having filed its opinion, findings of fact, conolusions of law, and having directed the entry of Judgment;

IT IS ORDERED AND ADJUDGED

that the plaintiff, Appliance Buyers Credit Corporation, have and recover of the defendant, First Mortgage Company of Nashville, the sum of One Hundred Fifty Thousand Dollars ($150,000.00), together with the sum of Nineteen Thousand Five Hundred Dollars ($19,500.00), interest thereon, from February 19, 1963, to April 19, 1965, said sums being in the total amount of One Hundred Sixty-nine Thousand Five Hundred Dollars ($169,500.00) with interest thereon at the rate of six per cent (6%) per annum from April 19, 1965, and its costs of action;

that the deed of trust note dated February 11, 1963, executed by defendant Acklen Corporation, payable to Appliance

Buyers Credit Corporation in the principal sum of One Hundred Ninety-five Thousand Dollars ($195,000.00), on file with the Clerk of this Court, be and it is hereby reformed, and as reformed said note shall be in the principal sum of One Hundred Fifty Thousand Dollars ($150,000.00) payable to First Mortgage Company of Nashville, on demand, with interest at the rate of six per cent (6%) per annum from February 19, 1963, until paid; that the description of said note in the second lien deed of trust recorded in Book 3542, page 187, Register's Office of Davidson County, Tennessee, be and it is hereby reformed in accord with the reformation of said note as hereinabove set forth; all other terms and provisions of said note and second lien deed of trust securing same are decreed to be in full force and effect and enforceable by First Mortgage Company of Nashville to the same extent as if said note as reformed herein had been executed on February 11, 1963.

Dated: 29th day of April, 1965.

Frank Gray, Jr.
DISTRICT JUDGE

APPROVED FOR ENTRY:

Rosenfield, Borod, Fones & Bogatin
Dearborn, Berry & Warner

By Robert V. Warner
Attorneys for Appliance Buyers Credit Corporation

Bass, Berry & Sims

By Cecil Sims
Attorneys for The First Mortgage Company of Nashville

Denney, Leftwich & Lackey

By W. Dumas Denney
Attorneys for Acklen Corporation

BOOK 3904 PAGE 537

CERTIFIED COPY (Rev. April 1958) D. C. Form No. 30

**United States of America**

MIDDLE DISTRICT OF TENNESSEE } ss:

I, BRANDON LEWIS, Clerk of the United States District Court for the Middle District of Tennessee, do hereby certify that the annexed and foregoing is a true and full copy of the original Judgment in Nashville Civil No. 3582 - APPLIANCE BUYERS CREDIT CORPORATION -vs- THE FIRST MORTGAGE COMPANY OF NASHVILLE AND ACKLEN CORPORATION, entered April 29, 1965, and,

now remaining among the records of the said Court in my office.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the aforesaid Court at Nashville, Tennessee this 21st day of June, A. D. 19 65

BRANDON LEWIS, *Clerk.*

By Clayton Cooper Chief *Deputy Clerk.*

85908

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY,
STATE OF TENN

JUN 22 11 28 AM '65

NOTE: BOOK 111 PAGE 812
RECORDING FEE $ 1.50
DEP. REG. ____