This Instrument Was Prepared by
BEAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

BOOK 3980 PAGE 928

WARRANTY DEED

TIC 186265

BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 95-2 Par. 130	Mr. & Mrs. G. W. Edde	Guaranty Mortgage Company 316-318 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) 3D-41575	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2223 June 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 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 27, 1955, in the original principal sum of $10,000.00, payable to Guaranty Mortgage Company of Nashville in monthly installments of $64.63, including interest at 4-3/4% per annum, said note being secured by a deed of trust executed by W. P. Poston and wife, to Herschel Greer, Trustee, of record in Book 2474, page 392.

W. P. POSTON and wife, CARRIE L. POSTON,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto G. W. EDDE and wife, MARY P. EDDE,

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. 1 on the Map of Walnut Grove Subdivisbn, as of record in Book 2133, page 87, described as follows:

Beginning on the southerly side of June Drive at the common corner of Lots Nos. 1 and 2 in said Subdivision; thence, with the margin of said drive, eastwardly 79.2 feet to a concrete monument; thence, continuing eastwardly with the margin of said drive, 27.2 feet to a concrete monument at the beginning of a curve with a radius of 25 feet; thence, around said curve in a southeasterly direction, 41.4 feet to a concrete monument in the westerly margin of Cottage Lane; thence, southwardly, with the margin of Cottage Lane 137.4 feet to a concrete monument; thence south 75°05' west 123.4 feet to the common rear corner of Lots Nos. 1 and 2; thence, in a northerly direction, along the line between Lots Nos. 1 and 2, a distance of 174.6 feet to the beginning.

Being the same property conveyed to W. P. Poston and wife, Carrie L. Poston, by deed from Herschel Greer, of record in Book 2393, page 600.

This conveyance is made subject to restrictions of record in Book 2271, page 541.

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 20th day of January, 1966.

Carrie L. Poston
Carrie L. Poston

W. P. Poston
W. P. Poston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named W. P. Poston and wife, Carrie L. Poston, 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 20th day of January, 1966.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

STATE OF
COUNTY OF

STATE TAX $ 24.00
PROBATE 50
TOTAL $ 24.50

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

JAN 21 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 21 1966

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

WARRANTY DEED

FROM W. P. POSTON and wife,

TO G. W. EDDE and wife,

14924

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 21 4 03 PM '66
NOTED. BOOK 113 PAGE 385
RECORDING FEE $ 2.00
DEP. REG. _____

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

File: Reau Folk

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