BOOK 4010 PAGE 885

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 186606

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 104-15 PAR 19 & 20	Mr.&Mrs. Leon Harper same as below	First Federal S & L Assn. Fourth and Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) 24W-4365	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2607 Natchez Trace	LOAN OR ACCOUNT NO. FHA 7374 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 May 12, 1959, in the original principal sum of $9,450.00, payable to Mid-South Mortgage Corporation (now, First Federal Savings & Loan Association) in monthly payments of $63.69, including interest at 5½% per annum, said note being secured by a deed of trust executed by Robert A. Matthai and wife, Jo Ann Matthai, to Don M. Powell, Trustee, of record in Book 2931, page 249,

CLARA MATTHAI, a widow,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LEON HARPER and wife, EDITH M. HARPER,

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:

Two adjoining tracts of land in Davidson County, Tennessee, the first tract being the south 60 feet of the north 219 feet of the east 150 feet of Lot No. 32 on the Map of Belair, of record in Book 332, page 6, Register's Office for said County.

Said part of said Lot No. 32 fronts 60 feet on the westerly side of Natchez Trace, formerly 28th Avenue, South and runs back between parallel lines, parallel to and 165 feet north of the north margin of Westwood Avenue, 150 feet to a dead line in the rear.

The second tract of land being part of the northerly 50 feet of the southerly 165 feet of the easterly 150 feet of Lot No. 32 on the Plan of Belair, of record in Book 332, page 6, and adjoining the first tract above described, said second tract described as follows:

Beginning at a point in the southerly margin of tract No. 1 above described, said point being 27 feet west of the westerly margin of Natchez Trace, formerly 28th Avenue, South; thence along the southerly margin of tract No. 1 westerly 36 feet to a point; thence southerly 1 foot to a stake; thence easterly parallel to the margin of Westwood Avenue, 36 feet to a stake; thence northerly 1 foot to the point of beginning.

Being the same property conveyed to Clara Matthai, a widow, by deeds from Robert A. Matthai and wife, Jo Ann Matthai, of record in Book 2922, page 241, and in Book 3791, page 27.

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 15th day of April, 1966.

Clara Matthai

Clara Matthai

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 Clara Matthai

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 15th day of April, 1966.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

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

WARRANTY DEED
REF:hs

FROM
CLARA MATTHAI, a widow

TO
LEON HARPER and wife

26236

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 27 1 46 PM '66
NOTED BOOK 114 PAGE 50
RECORDING FEE $ 2.00
DEP. REG. C

DOCUMENTARY 55 55

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 _____ 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

STATE TAX $ .50
PROBATE $
TOTAL: $ .50

APR 27 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID APR 27 1966