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

# WARRANTY DEED

TTC 187723

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| Map 118-7 Par. 95 | Mr.&Mrs. Erwin Klotwog | Guaranty Mortgage Company<br>316-318 Union Street<br>Nashville, Tennessee |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| BH-4415 | Berry Hill Drive | 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,

HARRY G. GRAHAM and wife, MARGARET H. GRAHAM,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ERWIN KLOTWOG and wife, MARLENE ELIZABETH KLOTWOG,

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. 6 on the Plan of Berry Hill Subdivision, as of record in Book 3300, page 20.

Said Lot No. 6 fronts 68 feet on the easterly side of Berry Hill Drive and runs back between parallel lines, 240 feet to a dead line.

Being the same property conveyed to Harry G. Graham and wife, Margaret H. Graham, by deed from Robert M. Condra and wife, as of record in Book 3800, page 453.

This conveyance is made subject to restrictions of record in Book 3282, page 204; a TVA easement of record in Book 1174, page 132; and, an easement for power line or lines, as of record in Book 1908, page 601.

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.

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 5th day of July, 1966.

Margaret H. Graham

Margaret H. Graham

Harry G Graham

Harry G. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Harry G. Graham and wife, Margaret H. Graham,

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 5th day of July, 1966.

My commission expires: July 26, 1966

Reau E. Folk, Jr.
Notary Public

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

File: Reau Folk

WARRANTY DEED
REF: hs

FROM
HARRY G. GRAHAM and wife

TO
ERWIN KLOTWOG and wife

GUARANTY MORTGAGE CO. OF NASHVILLE

34499

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 6 11 21 AM '66

NOTED: BOOK 114 PAGE 425
RECORDING FEE $ 2.50
DEP. REG. ---

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

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:

STATE TAX $ 1.95
PROBATE .50
TOTAL $ 1.95

JUL 6 1966

R. E. WORRALL
Notary Public
COUNTY COURT CLERK
DAVIDSON COUNTY

PAID JUL 5 - 66