Prepared by

REAU E. FOLK, JR.
Attorney [redacted]

WARRANTY DEED

REAU E. FOLK, JR. FORM

TTC-191146

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 104-15 Par. 209 M.O.	Miss Pearl Sanford 2137 Ashwood Avenue Nashville, Tennessee	New owner BOOK 4049 PAGE 368
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
24W-9285	Same as above	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 and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

IRA T. ADAMS and wife, MARTHA S. ADAMS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PEARL SANFORD, unmarried,

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 the westerly 50 feet of Lot No. 59 on the Plan of Sunset Park Subdivision, as of record in Book 332, page 132.

Said part of said lot fronts 50 feet on the southerly side of West Ashwood Avenue, and runs back between parallel lines, 155 feet to a dead line in the rear, on which it measures 50 feet.

Being the same property conveyed to Ira T. Adams and wife, Martha S. Adams, by deed from Walter W. Carroll and wife, Louise B. Carroll, of record in Book 3905, page 298.

As recited in said deed of record in Book 3905, page 298, this conveyance is made subject to an easement in and to the westerly 5 feet of the southerly 20 feet of said Lot No. 59, upon most of which plot of 5x20 feet there is now situated the easterly end of a garage serving the premises lying adjacent on the west of the property described above. The said easement, together with any necessary access to the said garage, was created by an instrument of record in Book 3900, page 226, for the use and benefit of the present and future owners of the easterly 65 feet of Lot No. 58, and is to cease and terminate when the easterly 5 feet of said garage no longer exists.

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, and except for 1966 Metro taxes, which have been prorated and assumed by the Grantee.

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 10th day of August, 1966.

Martha S. Adams

Ira T. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4049 PAGE 369

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Ira T. Adams and wife, Martha S. Adams, 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 10th day of August, 1966.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1970

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

FROM
IRA T. ADAMS et ux.

TO
PEARL SANFORD, unmarried

40694

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 22 2 58 PM '66
NOTES: BOOK 114 PAGE 267
RECORDING FEE $ 2.00
DEP. REG. M

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

PAID AUG 22 1966
DAVIDSON COUNTY TENN
R. E. WORRALL
COUNTY COURT CLERK

STATE TAX $ 33.20
PROBATE
TOTAL $ 33.20