Book 4090 Page 436

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

WARRANTY DEED

BOOK 4090 PAGE 436 FOLK, JR. FORM

TTC 193913

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 105-14 Par 194 mr	Mr/Mrs. Arthur J. Brandon 2401 Elliott Avenue Nashville, Tennessee	United Mortgagee Servicing Corp. 3200 Pacific Avenue Virginia Beach, Virginia
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. #9024723
16DA-10365	2401 Elliott Avenue	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 ($10.00) TEN DOLLARS, 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 October 8, 1964, in the original principal sum of $13,550.00, payable to United Mortgagee Servicing Corp., in monthly installments of $81.30, including interest as set forth in said note, being secured by a deed of trust executed by Wallace Tyler Spellings to Percy Wilkins, Jr. Trustee, of record in Book 3821, page 866,

WALLACE TYLER SPELLINGS, UNMARRIED

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ARTHUR J. BRANDON and wife, JOSEPHINE BRANDON,

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. 7 on the Map of Robert Lee Bibb's Subdivision of Lot No. 3 on the Henry Tract, as of record in Book 547, page 194.

Said Lot No. 7 fronts 55 feet on the westerly side of Elliott Avenue, formerly Martha Street, and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Wallace Tyler Spellings, by deed from Marshall C. Kincaid and wife, as of record in Book 3821, page 865.

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 27th day of December, 19 66

Wallace Tyler Spellings

Wallace Tyler Spellings, Unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared the within named Wallace Tyler Spellings,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 27th day of December, 1966.

My commission expires: July 27, 1969

Elizabeth Young
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

STATE TAX $ 3.75
PROBATE $ 2.25
TOTAL $ 6.00

DEC 30 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
C7

PAID DEC 30 1966

15294.41

WARRANTY DEED
REF: hs

FROM
WALLACE TYLER SPELLINGS
(UNMARRIED)

TO
ARTHUR J. BRANDON and wife

MEDLIN REALTY COMPANY

55953

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 30 3 34 PM '66
NOTED: BOOK 115 PAGE 580
RECORDING FEE $ 2.00
DEP. REG. m

FOLK, JR., ATTY.
lle, Tennessee

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