BOOK 4120 PAGE 622

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

WARRANTY DEED
TTC 195606

Book 4120 Page 622
REAU E. FOLK JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 148-10 Par. 102	Mr/Mrs. Harold D. Fagan 3926 Keeley Drive Nashville, Tennessee	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) No 5D-46776	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3926 Keeley 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,

CLYDE L. DURDEN and wife, RUTH EDNA DURDEN,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HAROLD D. FAGAN and wife, SUE A. FAGAN,

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. 49 on the Map of Blanchard Heights, as of record in Book 2663, pages 62 and 63.

Said Lot No. 49 fronts 80 feet on the east side of Keeley Drive and runs back between lines, 267.07 feet on the north line and 279 feet on the south line, to a dead line in the rear on which it measures 81 feet.

Being the same property conveyed to Clyde L. Durden and wife, Ruth Edna Durden, by deed from George M. Johnson and wife, as of record in Book 3577, page 165.

This conveyance is made subject to restrictions of record in Book 2795, page 99.

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 6th day of April, 1967.

Ruth Edna Durden
Ruth Edna Durden

Clyde L. Durden
Clyde L. Durden

STATE OF TENNESSEE

BOOK 4120 PAGE 623

COUNTY OF DAVIDSON

Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared the within named Clyde L. Durden and wife, Ruth Edna Durden,

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 6th day of April, 19 67.

Elizabeth Young
Notary Public

My commission expires: July 27, 1969

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:hcb

FROM

CLYDE L. DURDEN

and wife

TO

HAROLD D. FAGAN

and wife

Medlin Realty Company

#12,625

67648

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 14 10 30 AM '67

NOTE BK 116 PAGE 232

RECORDING FEE $ 2.00

DEP. REG. 3

REAU E. FOLK, JR., ATTY.
Nashville, 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 PAID APR 14 1967 to be the _____ and _____, respectively, of 3 & M, a corporation, the bargainor, and that _____, as such DAVIDSON COUNTY, TENN. COUNTY COURT CLERK 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 _____.

RECORDED APR 14 1967

Witness my hand and official seal at _____, Tennessee, this, the _____day of _____, 19__50__.

STATE TAX $ 8681
PROBATE
TOTAL $ 19.38

My commission expires:

_____
Notary Public