BOOK 4162 PAGE 126

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

WARRANTY DEED
TTC 198153

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 73-13 Par. 16	Mr/Mrs Carl F. Babin	First Federal S & L Association Fourth and Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
15D-57450	1809 Welcome Lane	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,

MARGARET V. WHITE, now YARBROUGH,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARL F. BABIN and wife, MARY ELIZABETH BABIN,

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. 81 and part of Lot No. 82 on the Plan of Henderson Gardens, Section I, as of record in Book 2900, page 75, described as follows:

Beginning at a point in the northeasterly margin of Welcome Lane at the corner of Lots 82 and 83; thence northeasterly 174.4 feet to a point which is 3 feet southeasterly from the common corner of Lots 82 and 83 in the southwesterly line of Lot No. 76; thence with the line between Lots 76, 77, 82 and 81, southeasterly 81.6 feet to a corner of Lot 79; thence with the line between Lots 79 and 81, southerly 64.6 feet to a corner of Lot 80; thence with the line between Lots 80 and 81, southwesterly 132.4 feet to a point in the northeasterly margin of Welcome Lane; thence with the margin of the same, northwesterly 160 feet to the beginning.

Being the same property conveyed to Margaret V. White, now Yarbrough, by deed from Twin Lawn Development Company, Inc., as of record in Book 3251, page 229.

This conveyance is made subject to restrictions of record in Book 3031, page 604.

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 for 1967 Taxes, which have been prorated and assumed by the Buyers.

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 August, 1967.

Margaret V. White Yarbrough

STATE OF TENNESSEE

BOOK 4162 PAGE 127

COUNTY OF DAVIDSON

Before me, John P. Cayce Jr, a Notary Public in and for the State and County aforesaid, personally appeared the within named Margaret V. White Yarbrough,

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 August, 19 67.

My commission expires: 4-23-69

John P. Cayce 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

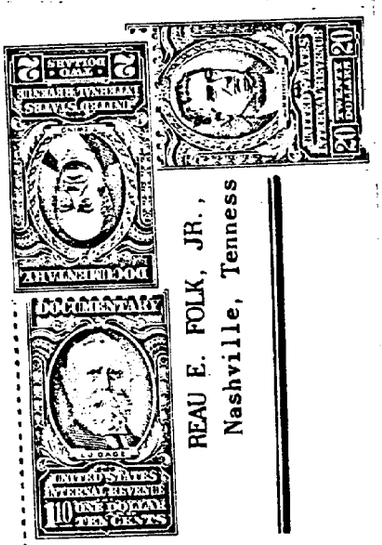
WARRANTY DEED
REF:hs
FROM
MARGARET V. WHITE, now YARBROUGH
TO
CARL F. BABIN and wife

21,000.00

84249

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 16 2 48 PM '67
NOTE BOOK 117 PAGE 136
RECORDING FEE $ 3.00
DEP. REG. 2



REAU E. FOLK, JR.,
Nashville, Tenness

Please mail to: Mr. Carl F. Babin, 1809 Welcome Lane, Nashville, Tenn

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, ~~STATE TAX $~~ 31.50 to be the _____ and _____, respectively, of PROBATE .50, a corporation, the bargainor, and that _____, as such _____ and TOTAL $ 32.00, 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 _____.

AUG 16 1967
R. E. WORRALL
COUNTY COURT CLERK
~~DAVIDSON COUNTY, TENN.~~

Witness my hand and official seal at _____ Tennessee, this, the _____ day of _____, 19____.

PAID AUG 16 1967

My commission expires: _____
Notary Public