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

WARRANTY DEED
TTC-198269

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 132-11 Par. 34	Mrs. Lela M. Dodd same as below	new owner BOOK 4162 PAGE 551
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. none
OH 450	4344 Kenilwood 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,

STATE TAX $ 1.25
PROBATE .50
TOTAL $ 1.75

AUG 17 1967
PAID AUG 17 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

KELLEY R. HIX and wife, ELSIE M. HIX,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LELA M. DODD, a widow,

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 easterly part of Lot No. 73 on the Plan of Southmeade Subdivision, as of record in Book 1835, pages 118 and 119.

Said part of said lot fronts 149 feet on the easterly side of a frontage road, and extends back 302 feet on the northerly line and 214 feet on the southerly line, to the L & N Railroad right-of-way, and measures 171 feet thereon.

Being part of the property conveyed to Kelley R. Hix and wife, Elsie M. Hix, by deed from Harry R. Stamper and wife as of record in Book 2442, page 261.

This conveyance is made subject to restrictions of record in Book 1788, page 105; Book 2044, page 31, as amended in Book 2046, page 541.

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 Metro Taxes, which have been prorated and assumed by the Buyer.

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 16th day of August, 1967.

Elsie M. Hix
Elsie M. Hix

Kelley R. Hix
Kelley R. Hix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Kelley R. Hix and wife, Elsie M. Hix, 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 16th day of August, 1967.

My commission expires: July 26, 1970

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
KELLEY R. HIX and wife

TO
LELA M. DODD, a widow

84441

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 17 1 35 PM '67
NOTED: Book 117 PAGE 145
RECORDING FEE $ 3.00
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: _____
Notary Public