This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney

WARRANTY DEED

TTC 198097

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 104-6 Par. 227	Dorothy M. King same as below	new owner BOOK 4170 PAGE 318
FIELD BOOK NUMBER(S) M 26W-6930	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3212 Acklen Avenue	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,

JOE L. BARNES, JR., and wife, ELIZABETH L. BARNES,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DOROTHY M. KING, a widow, for her sole and separate use,

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 part of Lot No. 92 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Land, on 32nd Avenue South, in the 26th Ward of the City of Nashville, said plan not being of record and described as follows:

Beginning at a point in the northerly margin of Acklen Avenue, formerly Orient Circle, at the southwest corner of the property conveyed to City of Nashville, by deed from R. W. Grizzard and wife, of record in Book 716, page 174; thence with City of Nashville's westerly line, northwardly 120 feet, more or less, to the southeasterly margin of Love Circle, as shown on said survey; thence with the same, southwestwardly 58 feet to the southeasterly margin of Marlborough Avenue; thence with the southeasterly margin of said Avenue, southwestwardly 124 feet to the northerly margin of Acklen Avenue, thence with the same, eastwardly 117.5 feet to the beginning.

Being the same property conveyed to Joe L. Barnes, Jr., and wife, Elizabeth L. Barnes, by deed from Donald B. Patton and wife, as of record in Book 2691, page 27.

This conveyance is made subject to restrictions of record in Book 2011, page 92.

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 7th day of September, 1967.

Elizabeth L. Barnes
Elizabeth L. Barnes

Joe L. Barnes, Jr.
Joe L. Barnes, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4170 PAGE 319

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Joe L. Barnes, Jr., and wife, Elizabeth L. Barnes, 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 7th day of September, 1967.

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: hs

FROM
JOE L. BARNES, JR., and wife

TO
DOROTHY M. KING, a widow, for her sole and separate use

87952

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 13 11 14 AM '67
NOTES: BOOK 117 PAGE 305
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 _____, 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____.

R. E. MORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

SEP 13 1967

STATE TAX $ 2.50
PROBATE
TOTAL $ 2.50

My commission expires: _____
Notary Public