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

WARRANTY DEED

BOOK 4204 PAGE 181
TTC 201166

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 160-3 Par. 98	Mr/Mrs Harry K. Fordham same as below	Guaranty Mortgage Company 316-318 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) M 6D-35010	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5242 Anchorage Drive	LOAN OR ACCOUNT NO. 12 274 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 TWENTY-SIX THOUSAND DOLLARS, part of which has been paid in cash by the Grantees herein, 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 December 11, 1959, in the original principal sum of $16,000.00, payable to Guaranty Mortgage Company in monthly installments including interest as set forth in said note, and being secured by a deed of trust executed by Damon R. Daniel and wife, to Herschel Greer, Trustee, as of record in Book 3016, page 624,

DAMON R. DANIEL and wife, JO ANNE DANIEL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HARRY K. FORDHAM and wife, DOROTHY M. FORDHAM,

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. 215 on the Map of Haileywood Subdivision, Section VIII, as of record in Book 2854, page 19.

Said Lot No. 215 fronts 135.0 feet on the easterly side of Anchorage Drive and extends back 185.0 feet on the northerly line and 183.9 feet on the southerly line, to a line in the rear on which it measures 130.0 feet.

Being the same property conveyed to Damon R. Daniel and wife, Jo Anne Daniel, by deed from Gary Cooper, d/b/a Gary Cooper Company, as of record in Book 2997, page 95.

This conveyance is made subject to restrictions of record in Book 2862, page 364.

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 8th day of January, 1968.

Jo Anne Daniel
Jo Anne Daniel

Damon R. Daniel
Damon R. Daniel

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 Damon R. Daniel and wife, Jo Anne Daniel,

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 8th day of January, 1968.

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.

STATE TAX $ 60.20
PROBATE .50
TOTAL $ 68.10

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

JAN 11 1968

My commission expires:

_____
Notary Public

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
RFF:hs

FROM
DAMON R. DANIEL and wife

TO
HARRY K. FORDHAM and wife,

02403

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 11 11 03 AM '68
NOTE BOOK 118 PAGE 112
RECORDING FEE $ 3.00
DEP. REG. 5

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 26,000.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Harry K. Fordham
Affiant

Sworn to and subscribed before me this 8th day of January, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970