BOOK 4209 PAGE 435

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

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 18-03 Par 19	Mr/Mrs. Neil P. Manias 2137 Rosemary Lane	New owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	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 TWO THOUSAND NINE HUNDRED EIGHTY-EIGHT AND 63/100 DOLLARS, part of which has been paid in cash and for the remainder, the Grantees herein have assumed and agreed to pay the principal balance now due, plus future interest, on a certain note dated November 27, 1965, in the original principal sum of $2,250.00, executed by Jimmy L. Robinson to the order of Goodlettsville Development Company, Inc., payable in monthly installments of $42.50, including interest as set forth in said note, and secured by a vendor's lien of record in Book 3972, page 601,

JIMMY L. ROBINSON and wife, SANDRA N. ROBINSON,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NEIL P. MANIAS and wife, DIANNE F. MANIAS,

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. 70 on the Plan of Connell Estates, Section 3, a plat of which is of record in Book 3600, page 31.

Being the same property conveyed to Jimmy L. Robinson, by deed from Goodlettsville Development Company, Inc., a Tennessee corporation, of record in Book 3972, page 601.

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 1968 Metro Taxes, which have been assumed by the Grantees.

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 3rd day of February, 1968.

Sandra N. Robinson

Sandra N. Robinson

Jimmy L. Robinson

Jimmy L. Robinson

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Before me, Ruby T. Harris, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jimmy L. Robinson and wife, Sandra N. Robinson,

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 Madison, Tennessee, this, the 3rd day of February, 1968.

Ruby T. Harris
Notary Public

My commission expires: February 16, 1971.

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

Mail
Mrs. Neil Manias
3137 Kearney Ave.
Nash., Tenn.
37211

WARRANTY DEED
REF:hcb

FROM
JIMMY L. ROBINSON and wife

TO
NEIL P. MANIAS and wife

04746

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

STATE TAX $ 7.80
PROBATE 50
TOTAL $ 8.30

FEB 5 1968

FEB 5 12 45 AM '68

NOTED: BOOK 118 PAGE 218

RECORDING FEE $ 3.00

DEP. REG. R

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

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

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 $ 2,988.63, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Neil P Manias
Affiant

Sworn to and subscribed before me this 3rd day of February, 1968.

Ruby T. Harris
Notary Public

My commission expires: 2-16-71.