BOOK [illegible] PAGE [illegible]

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

WARRANTY DEED

TTC 202176

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 105-9 Par. 91	Mr/Mrs Frank T. Nelson 1910 15th Avenue, South Nashville, Tennessee 37212	Collateral Investment Company 2233 Fourth Avenue, North Birmingham, Alabama 35203
FIELD BOOK NUMBER(S) & a 22W-18310	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1910 15th Avenue, South	LOAN OR ACCOUNT NO. 025/8343 PROPERTY IS XX 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 THIRTEEN THOUSAND TWO HUNDRED FIFTY 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 to pay, the principal balance now due, plus future interest, on a certain note, dated February 28, 1958, in the original principal sum of $12,400.00, payable to Collateral Investment Company in monthly installments of $74.40, including interest at 5-1/4% per annum, said note being secured by a deed of trust executed by Maynard P. Turner, Jr., and wife, to P. E. Davis, Trustee, as of record in Book 2756, page 295, and re-recorded in Book 2769, page 589,

MAYNARD P. TURNER, JR., and wife, EDNA HALL TURNER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANK T. NELSON and wife, ANNIE BELL NELSON,

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. 20 on the Plan of D. B. Blakemore's Subdivision of Lawrence Lawn, as of record in Book 161, page 165.

Said Lot No. 20 fronts 58-1/2 feet on the easterly side of 15th Avenue, South, formerly Washington Street, and runs back between parallel lines, with the northerly margin of Caldwell, formerly Lawrence Avenue, 175 feet to an alley.

Being the same property conveyed to Maynard P. Turner, Jr., and wife, Edna Hall Turner, by deed from Lillian M. McDonald, as of record in Book 2740, page 255.

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 4th day of March, 1968.

Edna Hall Turner
Edna Hall Turner

Maynard P. Turner, Jr.
Maynard P. Turner, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4220 PAGE 292

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Maynard P. Turner, Jr.,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 4th day of March, 1968.

My commission expires: July 26, 1970

Reau E. Folk Jr.
Notary Public

STATE OF Mo.
COUNTY OF St Louis

Before me, Suzanne Baumeyer, a Notary Public in and for the State and County aforesaid, personally appeared the within named Edna Hall Turner

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 St Louis, Mo.,
this, the 6 day of March, 1968.

My commission expires: 10-6-69

Suzanne Baumeyer
Notary Public

STATE TAX $ 34.32
PROBATE .50
TOTAL $ 34.82

WARRANTY DEED

FROM MAYNARD P. TURNER, JR., and wife

TO FRANK T. NELSON and wife

REF. No.

09807

MAR 18 1968

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 18 12 49 PM 68

REC. FEE 118 439
RECORDING FEE 3.00
DEP. REG. 4

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 $ 13,250.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Frank T. Nelson
Affiant

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

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970