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

WARRANTY DEED

1IC 202428

BOOK 4221 PAGE 893

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 146-4 Par. 64	Mr/Mrs Millard F. Mayo, Jr. 4706 Richmar Court Nashville, Tennessee 37211	Murphree Mortgage Company 226 Third Avenue North Nashville, Tennessee37201
FIELD BOOK NUMBER(S) 6D-22980	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4706 Richmar Court 37211	LOAN OR ACCOUNT NO. B 2024107 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-ONE THOUSAND FOUR HUNDRED FORTY-NINE AND NO/100 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 September 14, 1962, in the original principal sum of $17,700.00, payable to Murphree MOrtgage Company in monthly installments of $97.75, including interest at 5-1/4 % per annum, said note being secured by a deed of trust executed by John Anthony Wasser and wife, to Raymond L. Davis, Jr., Trustee, as of record in Book 3447, page 599,

NORMAN D. BAKER and wife, ANN G. BAKER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MILLARD F. MAYO, JR., and wife, SARA LYNN MAYO,

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. 759 on the Plan of Caldwell Hall, Section XII, as of record in Book 3300, page 57.

Said Lot No. 759 fronts 132.45 feet on the north side of Richmar Court, as measured around a curve, and extends back 180 feet on the west line and 170.15 feet on the east line, to a dead line in the rear on which it measures 25.8 feet.

Being the same property conveyed to Norman D. Baker and wife, Ann G. Baker, by deed from John Anthony Wasser and wife, as of record in Book 3529, page 7.

This conveyance is made subject to restrictions of record in Book 1788, page 108, and in Book 3376, page 234.

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 22nd day of March 19 68.

Ann G. Baker

Norman D. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared the within named Norman D. Baker and wife, Ann G. Baker,

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 22nd day of March, 19 68.

My commission expires: July 27, 1969

Elizabeth Young
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

WARRANTY DEED
REF:hs

FROM
NORMAN D. BAKER and wife

TO
MILLARD F. MAYO, JR., and wife

10334

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Medlin Realty Company

BOOK 3118 PAGE 472
RECORDING FEE 3.00
REG. R

STATE TAX $ 55.64
PROBATE .50
TOTAL $ 56.14

MAR 25 1968

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 $ 21,449.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Millard F. Mayo, Jr.
Ann Lynn Mayo
Affiant

Sworn to and subscribed before me this 22 day of March, 1968.

Elizabeth Young
Notary Public

My commission expires: July 27, 1969