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

WARRANTY DEED

TTC 203495

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 130.5 Par. 54	Mr/Mrs James R. Anderson Route 5 Box 59 Old Hickory Blvd Nashville, Tennessee 37215	Guaranty Mortgage Company 316-318 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) no 7D-32760	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 116 Gilman Road	LOAN OR ACCOUNT NO. 22 316 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 EIGHTEEN THOUSAND ONE HUNDRED 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 July 20, 1965, in the original principal sum of $16,800.00, payable to Guaranty Mortgage Company in monthly installments of $92.90, including interest as set forth in said note, and being secured by a deed of trust executed by George E. A. Ackaouy and wife, to Herschel Greer, Trustee, of record in Book 3915, page 117,

GEORGE E. A. ACKAOUY and wife, PEARL T. ACKAOUY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES R. ANDERSON and wife, ELISE ANDERSON,

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. 7 of Block H on the Map of the 2nd Revised Plan of the Highlands of Belle Meade No. 2 as of record in Book 1130, page 71, and 72.

Said Lot fronts 98 feet on the north side of Gilman Avenue and extends back between parallel lines, 210 feet to ~~a~~ dead line.

Being the same property conveyed to George E. A. Ackaouy and wife, Pearl T. Ackaouy, by deed from Irvin Levinson and wife, as of record in Book 3915, page 115.

This conveyance is made subject to restrictions of record in Book 1303, page 693 and Book 1300, page 397 and Book 1361, page 210.

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, and for 1968 Metro Taxes, which have been prorated and assumed by the Buyers.

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 17th day of May, 1968.

Pearl T. Ackaouy

Pearl T. Ackaouy

George E. A. Ackaouy

George E. A. Ackaouy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4237 PAGE 220

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named George E. A. Ackaouy and wife, Pearl T. Ackaouy,

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 17th day of May, 1968.

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

WARRANTY DEED
REF:hs

FROM
GEORGE E. A. ACKAOUY and wife,

TO
JAMES R. ANDERSON and wife

17107

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

STATE TAX $ 42.06
PROBATE .50
TOTAL $ 42.56

MAY 22 1968

MAY 22 12 36 PM 1968
BOOK 1818 PAGE 780
RECORDING FEE $ 3.00
DEP. REG. _____

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

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

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 $ 18,100.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

James R. Anderson
Affiant

Sworn to and subscribed before me this 17th day of May, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970