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

# WARRANTY DEED

TTC 203496

REAU E. FOLK, JR. FORM

| MAP - PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| Map 129 - 1<br>Par. 9 | Mr/Mrs Warren J. Hartman<br>321 Vaniman Avenue<br>Trotwood, Ohio 45426 | New owners<br>BOOK 4237 PAGE 417 |
| FIELD BOOK NUMBER(S) MO<br>8D-71585 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO.<br>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 SEVEN THOUSAND FIVE HUNDRED DOLLARS, cash in hand paid by Warren J. Hartman and wife, Mary Jane Hartman, the Grantees herein,

GEORGE ACKAOUY and wife, PEARL ACKAOUY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WARREN J. HARTMAN and wife, MARY JANE HARTMAN,

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. 957 on the Plan of West Meade Farms, Inc., Section XV, as of record in Book 2663, pages 54 and 55, described as follows:

Beginning at a point in the northwesterly margin of Jocelyn Hollow Road, at the corner of Lots Nos. 957 and 958; thence with the line between said lots, northwesterly 200 feet to a point, a corner of Lot No. 955; thence with the line between Lots Nos. 957 and 955, northeasterly 157.1 feet to the southerly margin of Saxon Court, in an easterly and southeasterly direction, 301.3 feet to the beginning of a curve; thence around said curve, southerly 39.3 feet to the northwesterly margin of Jocelyn Hollow Road; thence with the margin of the same, southwesterly 251.5 feet to the point of beginning.

Being the same property conveyed to George Ackaouy and wife, Pearl Ackaouy, by deed from Thomas Woodrow Cooper and wife, as of record in Book 4134, page 38.

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.

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 Ackaouy

Pearl Ackaouy

George Ackaouy

George Ackaouy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4237 PAGE 418

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named George Ackaouy and wife, Pearl 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
RE: lbs
FROM
GEORGE ACKAOUY and wife
TO
WARREN J. HARTMAN and wife

17196

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 24 8 35 AM '68
RECEIVED 118 PAGE 784
RECORDING FEE B 3.00
DEP. REG. B

STATE TAX $ 19.50
PROBATE .50
TOTAL $ 20.00

MAY 24 1968

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

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

Filed: 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 $ 7,500.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Warren J. Hartman
Affiant

Sworn to and subscribed before me this 21st day of May, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970