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

WARRANTY DEED BOOK 4239 PAGE 39

READ E. FOLK, JR. FORM

TTC 203436

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 130-15 Par. 69 PW	Mr/Mrs Thomas P. Kanaday, Jr.	Kimbrough-Kavanaugh & Associates 416 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. A-130404
F.H. 5145	4512 Wayland Drive	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-FIVE 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 September 22, 1958, in the original principal sum of $18,000.00, payable to Kimbrough-Phillips Company (now, Kimbrough-Kavanaugh and Associates) in monthly installments of $99.54, including interest at 5½% per annum, said note being secured by a deed of trust executed by Clarence Sutherland, III, to Miller Kimbrough, Trustee, of record in Book 2830, page 127,

CLARENCE SUTHERLAND, III, unmarried,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS P. KANADAY, JR., and wife, SALLY R. KANADAY,

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. 5 on the Plan of Harpeth View Estates, as of record in Book 1835, page 69.

Said lot fronts 207.9 feet on the east side of Wayland Drive, formerly Farview Drive, and runs back 267.3 feet on the south line and 292.1 feet on the north line, which is a broken line, to a line in the rear and measures 162.4 feet.

Being the same property conveyed to Clarence Sutherland, III, by deed from Thomas Edward Harris, Jr., and wife as of record in Book 2805, page 591.

This conveyance is made subject to restrictions of record in Book 1449, page 155, and in Book 1728, page 127.

This conveyance is also made subject to an agreement of record in Book 2084, page 173.

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 28th day of May, 1968.

Clarence Sutherland, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1239 PAGE 40

Before me, the Undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Clarence Sutherland, III, unmarried, 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 28th day of May, 19 68.

My commission expires: Nov. 26, 1969

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

Please mail
Rec'd by Wade, Davis & Cox
204 Main Bldg.

WARRANTY DEED
REF:hs

FROM
CLARENCE SUTHERLAND, III,
unmarried

TO
THOMAS P. KANADAY, JR.,
and wife

17945

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

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118 PAGE 818

RECORDING FEE $ 3.00

DEP. REG. _____

STATE TAX $ 65.52
PROBATE .50
TOTAL $ 66.02

MAY 29 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 $ 25,250.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Thomas P. Kanaday, Jr.
Affiant

Sworn to and subscribed before me this 28 day of May, 1968.

11-26-69

My commission expires:

Notary Public