BOOK 4240 PAGE 141

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

WARRANTY DEED

TTC 203845

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 147.2 Par. 143	Mr/ Mrs S. E. Wheat same as below	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) n.o. 6D-27110	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 395 Coventry Place	LOAN OR ACCOUNT NO. B-2134005 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-THREE THOUSAND FIVE 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 31, 1963, in the original principal sum of $17,200.00, payable to Murphree Mortgage Company in monthly installments of $95.12, including interest as set forth in said note, and being secured by a deed of trust executed by George Ellis Hajj, Jr., and wife, to Raymond L. Davis, Jr., Trustee, as of record in Book 3623, page 637, said debt was assigned to Occidental Life Insurance Company of California, as of record in Book 3624, page 523,

GEORGE ELLIS HAJJ, JR., and wife, FRANKYE C. HAJJ,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto S. E. WHEAT and wife, RUBY WHEAT,

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. 2 on the Plan of Section II, Elysian Park, as of record in Book 2854, page 40.

Said Lot No. 2 fronts 184.2 feet on the southerly side of Coventry Drive, and extends back 196.7 feet on the westerly line and 195.9 feet on the easterly line, to a dead line in the rear on which it measures 233.4 feet.

Being the same property conveyed to George Ellis Hajj, Jr., and wife, Frankye C. Hajj, by deed from Cheek and Jones, Inc., as of record in Book 3611, page 174.

This conveyance is made subject to restrictions of record in Book 2904, page 583.

This conveyance is also made subject to an easement for a 20-foot Avenue along the southerly line of the lot as set out in Will Book 37, page 596.

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 except 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 3rd day of June, 1968.

Frankye C. Hajj
Frankye C. Hajj

George Ellis Hajj Jr.
George Ellis Hajj, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named George Ellis Hajj, Jr., and wife, Frankye C. Hajj, 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 3rd day of June, 1968.

My commission expires: July 26, 1970

Reau E. Folk, Jr.
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

A 00260

WARRANTY DEED
REF:hs

FROM
GEORGE ELLIS HAJJ, JR.,
and wife

TO
S. E. WHEAT and wife

IDENTIF. REFERENCE

JUN 4 12 44 PM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File; Reau Folk

JUN-4 CONV 23,500.00
JUN-4 ST TAX A* 61.10
JUN-4 CO FEE A* .50
JUN-4 REGFEE A* 3.00 * 64.60
JUN-4 WDEED

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 $ 23,500.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

S. E. Wheat
Affiant

Sworn to and subscribed before me this 3rd day of June, 1968.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1970