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

WARRANTY DEED

TTC 203763

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 106-15 Par. 1	Mr/Mrs Kenneth D/ Matthews 407 Glenpark Drive Nashville, Tennessee	new owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6DA-10695	LaVergne Court	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 EIGHT 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 June 15, 1967, in the original sum of $6,500.00, payable in monthly installments of $100.00, plus interest at 6% per annum, said note being secured by a vendor's lien retained in the deed from Charles E. Peters and wife, to George L. Verga and wife, of record in Book 4239, page 384,

GEORGE L. VERGA and wife, JIMMIE L. VERGA, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KENNETH D. MATTHEWS and wife, JEAN N. MATTHEWS,

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:

Land in Davidson County, Tennessee, marked "Reserved" on the Plan of Raymond Heights, as of record in Book 1424, page 141, and described as follows:

Beginning at a monument at the northeast corner of Lot No. 57 on said plan; thence with the line between said "Reserved" tract, and Lots 57 and 58, southwardly 237.8 feet to the corner of Lots 58, 59, 81 and 82; thence with the line between said tract, and Lots 82 and 83, eastwardly 447.4 feet to the northeast corner of said Lot 83; thence north 14°21' east 293.6 feet; thence north 84°09' west 459.6 feet to the beginning.

Being the same property conveyed to George L. Verga and wife, Jimmie L. Verga, by deed from Charles E. Peters and wife, Maureen K. Peters, as of record in Book 4239, page 384.

This conveyance is made subject to restrictions of record in Book 1787, page 39.

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 24th day of May, 1968.

Jimmie L. Verga

George L. Verga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4240 PAGE 534

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Jimmie L. Verga

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 29th day of May, 1968.

My commission expires: July 26, 1970

Reau E. Folk Jr.
Notary Public

STATE OF TEXAS
COUNTY OF DALLAS

Before me, Paul Williams, a Notary Public in and for the State and County aforesaid, personally appeared the within named George L. Verga

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 Garland, Texas, this, the 16th day of May, 1968.

My commission expires: 6-1-69

Paul Williams
Notary Public

WARRANTY DEED
REF:hs

FROM
GEORGE L. VERGA and wife

TO
KENNETH D. MATTHEWS and wife

A 00414

IDENTIF. REFERENCE

JUN 5 11 09 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-5	CONV	*8,500.00			
JUN-5	S'TAX		A*	22.10	
JUN-5	PRFEE		A*	.50	
JUN-5	W'DEED		A*	3.00	* 25.60

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

File: 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 $ 8,500.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of May, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970