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

# WARRANTY DEED

TTC 204054

BOOK 4243 PAGE 183 REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| Map 147-2 Par. 47 | Mr/Mrs John M. Dement<br>same as below | Murphree Mortgage Company<br>226 Third Avenue, North<br>Nashville, Tennessee 37201 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. B-1907500 |
| 6D-25095 | 4727 Abbay 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 TEN DOLLARS ($10.00) and other good and valuable considerations, receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated October 23, 1961, in the original principal sum of $15,950.00, payable to Murphree Mortgage Company in monthly installments of $88.09, including interest at 5¾% per annum, said note being secured by a deed of trust executed by Thomas Bennett McAlister and wife, to John W. Murphree, Trustee, as of record in Book 3295, page 379, said debt was assigned to East River Savings Bank, as of record in Book 3296, page 315,

THOMAS BENNETT McALISTER and wife, BARBARA H. McALISTER, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN M. DEMENT and wife, MAURINE B. DEMENT,

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. 363 on the Plan of Section III, Caldwell Hall, as of record in Book 2900, page 131, described as follows:

Beginning at a point in the southwesterly margin of Abbay Drive, at the corner of Lots 363 and 364; thence with the line between said lots, southwesterly 178.6 feet to a corner of Lot No. 365; thence with the line between Lots 363 and 365, southwesterly 97 feet to the line of Lot 395; thence along the line of said lot and of Lot 396, southeasterly 94.4 feet to a corner of Lot 363; thence with the line between Lots 362 and 363, northeasterly 225.7 feet to the southwesterly margin of Abbay Drive; thence with the margin of the same, northwesterly 95 feet to the point of beginning.

Being the same property conveyed to Thomas Bennett McAlister and wife, Barbara H. McAlister, by deed from The Kennedy Corp., as of record in Book 3308, page 149.

This conveyance is made subject to restrictions of record in Book 1788, page 108, and in Book 3164, page 222.

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 14th day of June, 1968.

Barbara H. McAlister

Barbara H. McAlister

Thomas Bennett McAlister

Thomas Bennett McAlister

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 Thomas Bennett McAlister and wife, Barbara H. McAlister,

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 14th 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

JUN 14 68 CONV 19,900.00
JUN 14 68 STAX A* 51.74
JUN 14 68 PRFEE A* .50
JUN 14 68 MTGFEE A* 3.00 * 55.24

A 0 1 6 0 5

IDENTIF. REFERENCE

JUN 14 12 37 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF:hs

FROM
THOMAS BENNETT McALISTER and wife

TO
JOHN M. DEMENT and wife

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 $ 19,900.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

John M. Dement
Affiant

Sworn to and subscribed before me this 14th day of June, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970