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

BOOK 4245 PAGE 19

WARRANTY DEED

TTC 204151

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
147-10 Map 48 Mo	Mr./Mrs. Frank Ferguson same as below	Guaranty Mortgage Company 316-318 Union Street Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 6D-42230	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5015 W. Durrett Drive	LOAN OR ACCOUNT NO. 24628 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, the 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 June 12, 1967, in the original principal sum of $18,000.00, payable to Guaranty Mortgage Company in monthly installments of $108.00, including interest as set forth in said note, and being secured by a deed of trust executed by James H. McCarty and wife to Herschel Greer, Trustee, as of record in Book 4145, page 16,

JAMES H. McCARTY and wife, HELEN P. McCARTY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANK FERGUSON and wife, DOROTHY R. FERGUSON,

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. 293 on the Plan of Caldwell Country Estates, Section V, as of record in Book 3300, page 16.

Said Lot fronts 89 feet on the westerly side of West Durrett Drive and runs back 138.7 feet on the northerly line and 131.7 feet on the southerly line, to a broken line in the rear on which it measures 94.4 feet.

Being the same property conveyed to James H. McCarty and wife, Helen P. McCarty, by deed from Bill Wheeler Construction Company, Inc., as of record in Book 4145, page 15.

This conveyance is made subject to restrictions of record in Book 3279, page 556, and in Book 1788, page 108.

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.

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 19th day of June, 1968.

Helen P. McCarty

Helen P. McCarty

James H. McCarty

James H. McCarty

STATE OF TENNESSEE

BOOK 4245 PAGE 20

COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named James H. McCarty and wife, Helen P. McCarty, 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 19th day of June, 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____.

_____
Notary Public

My commission expires:

JUN21 68 CONV 20,300.00
JUN21 68 S'TAX A* 52.78
JUN21 68 PR'FEE A* .50
JUN21 68 W'DEED A* 3.00 * 56.28

A 0 2 4 5 0

WARRANTY DEED
REF:hs

FROM
JAMES H. McCARTY and wife

TO
FRANK FERGUSON and wife

IDENTIF. REFERENCE

JUN 21 10 59 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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 $ 20,300.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Frank Ferguson
Affiant

Sworn to and subscribed before me this 19th day of June, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970