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

WARRANTY DEED

TTC 204240

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 115-8 Par. 24	Mr/Mrs George B. Clouse same as below	new owners
FIELD BOOK NUMBER(S) 8D-50460	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 725 Bresslyn Road	LOAN OR ACCOUNT NO.
		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 interest, on a certain note, dated March 1, 1963, in the original sum of $13,323.60, payable to U.S.Courthouse Credit Union in 120 monthly installments of $111.03 each, said note being secured by a deed of trust executed by Charles R. Mowry and wife, to Hampton Burkhalter, Trustee, as of record in Book 3560, page 522,

CLARA H. ROBINSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE B. CLOUSE and wife, CATHERYNE W. CLOUSE,

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. 76 on the Plan of Brook Meade, Section IV, as of record in Book 2133, page 93.

Said Lot fronts 129 feet on the southwesterly side of Bresslyn Road and runs back 336.9 feet on the southeasterly line and 297 feet on the northwesterly line, to a dead line in the rear, measuring 135.1 feet.

Being the same property conveyed to Clara H. Robinson, by deed from Charles R. Mowry and wife as of record in Book 4181, page 846.

This conveyance is made subject to restrictions of record in Book 2278, page 447.

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 25th day of June, 1968.

Clara H. Robinson

Clara H. Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4246 PAGE 741

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Clara H. Robinson,

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 25th 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

JUN27'68 CONV 22,750.00
JUN27'68 S'TAX A* 59.02
JUN27'68 PR'FEE A* .50
JUN27'68 W'DEED A* 3.00 * 62.52

WARRANTY DEED
REF: hs

FROM
CLARA H. ROBINSON

TO
GEORGE B. CLOUSE and wife

A 0 3 2 1 9

IDENTIF. REFERENCE

JUN 27 11 53 AM '68

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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

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 $ 22,750.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

George B. Clouse
Affiant

Sworn to and subscribed before me this 25th day of June, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970