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

WARRANTY DEED

TTC 204444

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 83-5 Par. 218	Marjorie Thackston Dean Sprott 1309 Calvin Avenue Nashville, Tennessee 37206	First Federal S & L Association 401 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) 23W-8950	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1221 Calvin Street	LOAN OR ACCOUNT NO. 1-13482 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 grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 6, 1961, in the original principal sum of $10,800.00, payable to Guaranty Mortgage Company of Nashville, (now, First Federal Savings & Loan Association) in monthly installments of $59.65, including interest at 5¼% per annum, said note being secured by a deed of trust executed by William D. Barnett and wife to Herschel Greer, Trustee, as of record in Book 3241, page 67,

WILLIAM D. BARNETT and wife, BETTY M. BARNETT, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARJORIE THACKSTON DEAN SPROTT,

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. 11 on the Plan of Subdivision of the Calvin Davis lot, as of record in Book 57, page 85.

Said lot fronts 50 feet on the northerly side of Calvin Avenue and runs back between parallel lines with the westerly margin of North 12th Street, formerly Allison Avenue, 150 feet to an alley.

Being the same property conveyed to William D. Barnett and wife, Betty M. Barnett, by deed from R. J. Richmond, et al., as of record in Book 3247, page 172.

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 Buyer.

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 26th day of June, 1968.

Betty M. Barnett
Betty M. Barnett

William D. Barnett
William D. Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4246 PAGE 743

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named William D. Barnett and wife, Betty M. Barnett,

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 26th day of June, 19 68.

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_____.

My commission expires: _____
Notary Public

JUN27 68 CONV 12,000.00
JUN27 68 S'TAX A* 31.20
JUN27 68 PR'FEE A* .50
JUN27 68 W'DEED A* 3.00 * 34.70

WARRANTY DEED
REF:hs

FROM
WILLIAM D. BARNETT and wife

TO
MARJORIE THACKSTON DEAN SPROTT

A 03220

IDENTIF. REFERENCE

JUN 27 11 54 AM '68
FELIX Z. WILSON JR 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 $ 12,000.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Marjorie Thackston Dean Sprott
Affiant

Sworn to and subscribed before me this 26th day of June, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970