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

WARRANTY DEED

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TTC 204078

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
13D 19760 Map 59 14 Par 47	Ernestine A. Majors 3005 West Hamilton Avenue Nashville, Tennessee	United Mortgagee Servicing Corp. 3200 Pacific Avenue Virginia Beach, Virginia 23451
FIELD BOOK NUMBER(S) 13D-19760	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3005 W. Hamilton Avenue	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,

RILEY C. RAY and wife, JANICE C. RAY,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ERNESTINE A. MAJORS, unmarried,

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. 256 on the Plan of Treppard Heights, Section 3, as of record in Book 2663, page 116.

Said Lot No. 256 fronts 80 feet on the easterly side of West Hamilton Avenue, and runs back between lines, 223.6 feet, more or less, on the northerly line and 224.6 feet, more or less, on the southerly line, to the centerline of Whites Creek on which it measures 80 feet, more or less.

Being the same property conveyed to Riley C. Ray and wife, Janice C. Ray, by deed from Dewey D. Tuttle and wife as of record in Book 3949, page 666.

This conveyance is made subject to: (1) Restrictions of record in Book 2752, page 213, as amended in Book 2797, page 183; (2) Easement to Southern Bell Telephone and Telegraph Company of record in Book 895, page 198; and (3) Easement for TVA power line or lines of record in Book 2864, page 28.

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 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.

Janice C. Ray

Janice C. Ray

Riley C. Ray

Riley C. Ray

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 Riley C. Ray and wife, Janice C. Ray,

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.

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

JUN28 68 CONV 12,950.00
JUN28 68 S'TAX A* 33.54
JUN28 68 PR'FEE A* .50
JUN28 68 W'DEED A* 3.00 * 37.04

WARRANTY DEED
REF:hs

FROM
RILEY C. RAY and wife

TO
ERNESTINE A. MAJORS, unmarried

A 0 3 4 0 2

IDENTIF. REFERENCE

JUN 28 1 36 PM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Folk, 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 $12,950.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Ernestine A. Majors
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