BOOK 4249 PAGE 58

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

WARRANTY DEED
TTC 204590

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 103-4 PAR 150 TP1	Helen M. Goodwin 424 West Oakdale Apt. 414 Chicago, Illinois 60600	new owner
FIELD BOOK NUMBER(S) 25W-4275	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4611 Utah 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, 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 February 20, 1968, in the original sum of $8,950.00 payable in monthly installments of $70.00, including interest at 6% per annum, said note being secured by a vendor's lien retained in the deed as of record in Book 4214, page 574,

LESTER RICHARD SPRINGFIELD and wife, JUNE D. SPRINGFIELD, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HELEN M. GOODWIN

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 the westerly 50 feet of Lot No. 6 of Block 11, Sylvan Park, as of record in Book 332, page 104.

Said part of said lot fronts 50 feet on the southerly side of Utah Avenue, formerly 7th Avenue, and runs back between parallel lines, with the easterly margin of 47th Avenue, North, formerly 6th Street, 160 feet to an alley.

Being the same property conveyed to Lester Richard Springfield and wife, June D. Springfield, by deed from W. L. Bainbridge Company, as of record in Book 4214, page 574.

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 3rd day of July, 1968.

June D. Springfield

June D. Springfield

Lester Richard Springfield

Lester Richard Springfield

BOOK 4249 PAGE 59

STATE OF TENNESSEE
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 LesterRichard Springfield and wife, June D. Springfield, 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 3rd day of July, 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:

JUL-8 CONV 10,400.00
JUL-8 S'TAX A* 27.04
JUL-8 PR'FEE A* .50
JUL-8 W'DEED A* 3.00 * 30.54

WARRANTY DEED
REF:hs

FROM
LESTER RICHARD SPRINGFIELD
and wife

TO
HELEN M. GOODWIN

A 04256

IDENTIF. REFERENCE

JUL 8 12 33 PM '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 $10,400.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Helen M. Goodwin
Affiant

Sworn to and subscribed before me this 3rd day of July, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970