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

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# WARRANTY DEED

TTC 204573

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| Map. 160-3<br>Par. 46 Pt | Mr/Mrs John E. Riordan<br>601 Oakley Drive<br>Nashville, Tennessee 37220 | Advance Mortgage Corporation<br>P. O. Box 660<br>Detroit, Michigan 48231 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 201703799 |
| 6D-37315 | 601 Oakley Drive | PROPERTY IS [X] 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 17, 1966, in the original principal sum of $20,100.00, payable to Advance Mortgage Corporation in monthly installments of $117.38, including interest as set forth in said note, and being secured by a deed of trust executed by Delmar C. Chase and wife to J. P. Lauffer, Trustee, as of record in Book 4027, page 742, the above debt being assigned to The Bronx Savings Bank as of record in Book 4035, page 166,

DELMAR C. CHASE and wife, JANET B. CHASE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN E. RIORDAN and wife, EULALIE O. RIORDAN,

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. 53 on the Plan of Haileywood Estates, Section III, as of record in Book 2330, page 58, described as follows:

Beginning at a concrete monument in the westerly margin of Overton Road, near the intersection of the south line of Oakley Drive; thence with themargin of Overton Road, southerly 162.8 feet to a point; thence westerly 97.8 feet to a point; thence northerly 157.9 feet to a point in the south margin of Oakley Drive; as proposed; thence what will be the south margin of said Drive when dedicated, 118.8 feet to the beginning of a curve; thence around said curve, southeasterly 47 feet to the point of beginning.

Being the same property conveyed to Delmar C. Chase and wife, Janet B. Chase, by deed from Melba D. Dorris, Executrix of Estate of Sallie O. Davis, as of record in Book 4027, page 741.

This conveyance is made subject to restrictions of record in Book 2481, page 390.

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 8th day of July, 1968.

Janet B. Chase

Delmar C. Chase

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named Delmar C. Chase and wife, Janet B. Chase,

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 _____ day of July, 19 68

My commission expires: _____ Notary Public

STATE OF ALABAMA
COUNTY OF MADISON

Before me, Janette W. Bevis, a Notary Public in and for the State and County aforesaid, personally appeared the within named Delmar C. Chase and wife, Janet B. Chase

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 Huntsville, Alabama, this, the 8th day of July, 19 68

My commission expires: Notary Public Commission Expires October 3, 1971

Janette W. Bevis
Notary Public

JUL-9 CONV 24,250.00
JUL-9 STAX A* 62.92
JUL-9 RECFEE A* .50
JUL-9 RECORD A* 3.00 * 66.42

WARRANTY DEED
REF:bs

FROM
DELMAR C. CHASE and wife

TO
JOHN E. RIORDAN and wife

Medlin Realty Co.

A 0 4 5 1 5

IDENTIF. REFERENCE

JUL 9 3 18 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Rush

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

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 $ 24,250.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Iola C. Watkins
Affiant
Iola C. Watkins, Sales Mgr. Medlin Realty Co

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

Elizabeth Young
Notary Public

My commission expires: July 27, 1969