This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
[illegible] Nashville, Tenn.

# WARRANTY DEED

BOOK 4251 PAGE 703

TTC 204338

REAU E. FOLK, JR. FORM

| MAP - PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| Map. 60-2 Par. 23 pw | Mr/Mrs Willie M. Cable<br>same as below | Fidelity Federal S & L Assn.<br>Fourth and Union Street<br>Nashville, Tennessee |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 1-20-00186 |
| 12D-26750 | 3103 Brick Church Pike | 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 future interest, on a certain note, dated October 17, 1961, in the original principal sum of $11,000.00, payable to Fidelity Federal Savings & Loan Association in monthly installments of $65.96, including interest at 5% per annum and a 1% service fee per annum, said note being secured by a deed of trust executed by Wallace Richard Kinkade and wife to Vaden Lackey, Jr., Trustee, as of record in Book 3293, page 423,

WALLACE RICHARD KINKADE and wife, MARTHA HELEN KINKADE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIE M. CABLE and wife, BETTY C. CABLE,

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. 46 on the Plan of Parkwood Estates, Section I, as of record in Book 2900, page 120.

Said Lot fronts 81.5 feet on the east side of Brick Church Pike and runs back 110.1 feet on the south line and 137.5 feet on the north line, to a dead line and measures 86.1 feet.

Being the same property conveyed to Wallace Richard Kinkade and wife, Martha Helen Kinkade, by deed from Charles R. Hazelwood and wife, as of record in Book 3285, page 407,

This conveyance is made subject to restrictions of record in Book 3136, page 52, as amended in Book 3253, page 591.

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 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 11th day of July, 1968.

Martha Helen Kinkade
Martha Helen Kinkade

Wallace Richard Kinkade
Wallace Richard Kinkade

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 Wallace Richard Kinkade and wife, Martha Helen Kinkade, 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 11th day of July, 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

JUL 17 CONV 13,750.00
JUL 17 STAX A* 35.62
JUL 17 PTFEE A* .50
JUL 17 WDEED A* 3.00 * 39.12

WARRANTY DEED
REF:hs

FROM
WALLACE RICHARD KINKADE and wife

TO
WILLIE M. CABLE and wife

A 05468

IDENTIF. REFERENCE

JUL 17 11 32 AM '68
FELIX Z. [illegible] 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 $13,750.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Willie M Cable
Affiant

Sworn to and subscribed before me this 11th day of July, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970