WARRANTY DEED

F-227

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 48 P/O Par. 79 pd	Mr/Mrs Ray Steely Rte. No. 1, Box 100 Whites Creek, Tennessee 37189	new owners BOOK 4255 PAGE 755
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	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 NINE HUNDRED DOLLARS, cash in hand paid by Ray Steely and wife, Merle Steely, the Grantees herein, the receipt of which is hereby acknowledged,

This instrument was prepared by Reau E. Folk, Jr., Atty., Stahlman Bldg., Nashville, Tennessee, upon information furnished by the Grantor herein.

HENRY M. VESTER, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RAY STEELY and wife, MERLE STEELY,

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:

Land in the 14th Civil District of Davidson County, Tennessee, Being Tract No. 6 on the Plan of part of the Phil Compton Lands and described according to a plan thereof made by Cantrell & Morrison, Engineers, dated June 18, 1962, as follows:

Beginning at a point in the center line of Vester Road at the most southerly corner of the property conveyed to William H. Thompson, Jr., and wife by deed from Clarence P. Compton and wife of record in Book 3402, page 251; thence with the center of Vester Road, north 24°51' west 14.4 feet to a point; thence north 0°21' west 113.6 feet to a point; thence north 9°40 west 95 feet to a point; thence north 29°56' east 103.7 feet to a point, the southwest corner of Tract No. 5 on the said Plan; thence with the line between Tract Nos. 5 and 6, easterly 160 feet, more or less, to a point; thence south 34°22' west 60 feet, more or less, to a point; thence south 35°52' west 205.4 feet to the point of beginning.

Being part of the property conveyed to Henry M. Vester, by deed from William H. Thompson, Jr., and wife, Beverly Overall Thompson, as of record in Book 3765, page 258.

This conveyance is made subject to a permanent easement or right-of-way for a road as now located across premises as set out in the deed to Henry M. Vester and wife from Eugene Bostleman and wife as of record in Book 1583, page 517.

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 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 31st day of July 1968.

Henry M. Vester

Henry M. Vester

STATE OF TENNESSEE

BOOK 4255 PAGE 756

COUNTY OF DAVIDSON

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Henry M. Vester, unmarried,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 1968.

Helen D. Scott
Notary Public

My commission expires: May 10, 1971

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 31 68 CONV * 900.00
JUL 31 68 S'TAX A* 2.34
JUL 31 68 PR'FEE A* .50
JUL 31 68 W'DEED A* 3.00 * 5.84

A 07225

IDENTIF. REFERENCE

JUL 31 11 12 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF:hs

FROM
HENRY M. VESTER, unmarried

TO
RAY STEELY and wife

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

File: Real Estate

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 $ 900.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Ray Steely
Affiant

Sworn to and subscribed before me this 31st day of July, 1968.

Helen D. Scott
Notary Public

My commission expires: May 10, 1971