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

WARRANTY DEED

BOOK 4256 PAGE 980

REAU E. FOLK, JR. FORM

TTC 205147

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 51-7 Par. 52	Mrs. Pauline Ferrell same as below	First & Mid-South Mortgage Co. 410 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 11D-13165	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1110 Gibson Drive, Madison	LOAN OR ACCOUNT NO. 284064-AJ
		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 May 18, 1965, in the original principal sum of $13,050.00, payable to First and Mid-South Mortgage Company in monthly installments of $72.17, including interest as set forth in said note, and being secured by a deed of trust, executed by Joseph M. Sitter and wife to Franklin G. Clark, Trustee, as of record in Book 3892, page 955,

JOSEPH M. SITTER and wife, ROBERTA C. SITTER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAULINE FERRELL,

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. 1 on the Plan of Stratton Heights, as of record in Book 1835, page 13.

Said Lot No. 1 fronts 54.7 feet on the westerly side of Gibson Drive and runs back 190 feet on the northerly line and 196 feet on the southerly line, to a dead line in the rear, measuring 102.8 feet thereon.

Being the same property conveyed to Joseph M. Sitter and wife, Roberta C. Sitter, by deed from William D. Turner, Jr., and wife as of record in Book 3892, page 953.

This conveyance is made subject to restrictions of record in Book 1875, page 396, as amended in Book 1875, page 483.

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 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 2nd day of August, 1968.

Roberta C. Sitter

Joseph M. Sitter

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 Joseph M. Sitter and wife, Roberta C. Sitter,

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 2nd day of August, 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

AUG-5 CONV 15,500.00
AUG-5 S'TAX A* 40.30
AUG-5 PRFEE A* .50
AUG-5 WDEED A* 3.00 * 43.80

A 07787

IDENTIF. REFERENCE

AUG 5, 1 18 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF-hs

FROM
JOSEPH M. SITTER and wife

TO
PAULINE FERRELL

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

Lib. 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 $ 15,500.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Pauline Ferrell
Affiant

Sworn to and subscribed before me this 2nd day of August, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970