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

WARRANTY DEED

BOOK 4257 PAGE 365

TTC 205197

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 50-14 Par. 174	Mr/Mrs Howell W. Morris same as below	Kimbrough-Kavanaugh & Associates 404 James Robertson Parkway Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 12D-30475	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3218 Leswood Lane	LOAN OR ACCOUNT NO. A219496 FHA
		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 April 24, 1962, in the original principal sum of $12,350.00, payable to Kimbrough-Phillips Company (now, Kimbrough-Kavanaugh & Associates) in monthly installments of $68.30, including interest as set forth in said note, and being secured by a deed of trust, executed by William M. Carroll and wife to Miller Kimbrough, Trustee, as of record in Book 3383, page 617,

JAMES HOUSTON BARTON and wife, NERVINE D. BARTON, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HOWELL W. MORRIS and wife, MARGARET M. MORRIS,

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. 314 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, page 5, described as follows:

Beginning at a point in the southeasterly margin of Spears Road, the common corner of Lots 314 and 315; thence with the line between said lots, southeastwardly 113.45 feet to a point, a corner of Lot 313; thence with the line between Lots 313 and 314, southwestwardly 126.7 feet to a point in the northeasterly margin of Leswood Lane; thence with the margin of the same, northwestwardly 80.73 feet to a point, the beginning of a curve; thence northwardly around said curve, 39.27 feet to a point in the southeasterly margin of Spears Road; thence with the margin of the same, northeastwardly, 100 feet to the point of beginning.

Being the same property conveyed to James Houston Barton and wife, Nervine D. Barton, by deed from William M. Carroll and wife as of record in Book 3977, page 84.

This conveyance is made subject to restrictions of record in Book 3249, page 345, as amended in Book 3309, page 615 and Book 3616, page 269.

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 2nd day of August, 1968.

Nervine D. Barton
Nervine D. Barton

James Houston Barton
James Houston Barton

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 James Houston Barton and wife, Nervine D. Barton, 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-6 CONV 13,990.00
AUG-6 S'TAX A* 36.40
AUG-6 PREEE A* .50
AUG-6 MDEED A* 3.00 * 39.90

WARRANTY DEED
REF:hs

FROM
JAMES HOUSTON BARTON and wife

TO
HOWELL W. MORRIS and wife

A 07958

IDENTIF. REFERENCE

AUG 6 11 59 AM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Reau E. 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 $13,990.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Howell W. Morris
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