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

WARRANTY DEED

BOOK 4258 PAGE 718
TTC 205282
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 96-10 Par. 51	Mr/Mrs Ronald W. Gilliam same as below	Fidelity Federal S & L Assn. Fourth and Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) 3D-58314	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 516 Cottonwood Drive	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 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 August 11, 1960, in the original principal sum of $8,650.00, payable to Fidelity Federal Savings & Loan Association in monthly installments of $50.52, including interest at 5-3/4% per annum, said note being secured by a deed of trust executed by John W. Shanks, Jr., and wife, to Vaden Lackey, Jr., Trustee, as of record in Book 3113, page 393,

FRANKLIN D. RUCKMAN and wife, SYLVIA J. RUCKMAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONALD W. GILLIAM and wife, JULIE M. GILLIAM,

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. 103 on the Plan of Cloverhill, Section II, as of record in Book 2133, page 46.

Said Lot No. 103 fronts 65 feet on the south side of Cottonwood Drive and runs back between lines, 241.1 feet on the west line and 219.6 feet on the east line, to a dead line in the rear on which it measures 82 feet.

Being the same property conveyed to Franklin D. Ruckman and wife, Sylvia J. Ruckman, by deed from Morton Smithson and wife, as of record in Book 4244, page 41.

This conveyance is made subject to restrictions of record in Book 1583, page 423, and Book 2145, page 262.

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 for1968 Taxes, which have been transferred and 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 8th day of August, 1968.

Sylvia J. Ruckman
Sylvia J. Ruckman

Franklin D. Ruckman
Franklin D. Ruckman

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 Franklin D. Ruckman and wife, Sylvia J. Ruckman,

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 8th 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:

AUG 12 68 CONV *9,237.45
AUG 12 68 S'TAX A* 23.92
AUG 12 68 PRTFEE A* .50
AUG 12 68 MTGFEE A* 3.00 * 27.42

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS 9,237.45

Ronald W. Gilliam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 1968

MY COMMISSION EXPIRES: 7-26-70 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:hs

FROM
FRANKLIN D. RUCKMAN and wife

TO
RONALD W. GILLIAM and wife

A 08621

IDENTIF. REFERENCE

AUG 12 11 34 AM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public