DOBSON... Instrument Was Prepared By
...1th Fl... E. FOLK, JR., Attorney
ASH... ...man Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 20511

REAU E. FOLK, JR. FORM

PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 147.10 Par. 147	Mr/Mrs W. W. Austin same as below	Guaranty Mortgage Company 316-318 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6D-68025	622 Durrett Drive	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 February 14, 1963, in the original principal sum of $15,000.00, payable to Guaranty Mortgage Company in monthly installments of $82.84, including interest at 5½% per annum, said note being secured by a deed of trust executed by Derrall Leolden Kinard and wife to Herschel Greer, Trustee, as of record in Book 3543, page 75,

DERRALL LEOLDEN KINARD and wife, HARRIETT H. KINARD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. W. AUSTIN and wife, MARIE S. AUSTIN,

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. 512 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, pages 66 and 67, as modified by an affidavit of Andrew Ewing, Trustee, dated December 11, 1962, which has been recorded in the Register's Office and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated Nov. 3, 1962, as follows:

Beginning at a concrete monument in the easterly margin of Durrett Drive at the intersection of what was a curve into Northcrest Drive originally shown on the Plan of record in Book 2331, page 82, and likewise shown on this plan and from said concrete monument running southeasterly 39.3 feet to another concrete monument; thence north 66°40' east 190.6 feet to a point, an inner corner of Lot No. 12; thence along the line of Lot No. 12, north 23°20' west 102 feet; thence north 5°10' east 75 feet; thence north 36°19' east 130.4 feet; thence south 87°45' east 145 feet to a corner of Lot No. 513; thence with the line between Lots Nos. 512 and 513, southerly 270 feet to a point; thence westerly 216 feet to a point; thence south 66°40' west 190.6 feet to the beginning of a curve; thence around said curve, southwesterly 39.3 feet to the east margin of Durrett Drive; thence with the margin of the same, north 23°20' west 100 feet to the point of beginning.

Being the same property conveyed to Derrall Leolden Kinard and wife, Harriett H. Kinard, by deed from Banner Construction Company, as of record in Book 3505, page 403.

This conveyance is made subject to restrictions in Book 2797, page 483, and an easement in Book 3339, page 189.

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 prorated 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 14th day of August, 1968.

Harriett H. Kinard
Harriett H. Kinard

Derrall Leolden Kinard
Derrall Leolden Kinard

DOBSON
11th Fl
NASH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4260 PAGE 170

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Derrall Leolden Kinard and wife, Harriett H. Kinard, 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 14th day of August, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,686.11

W. W. Austin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 1968

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

A 09284

WARRANTY DEED
REF:hs

FROM
DERRALL LEOLDEN KINARD and wife

TO
W. W. AUSTIN and wife

IDENTIF. REFERENCE

AUG 15 12 22 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 15 $	CONV	18,686.11			
AUG 15 $	S'TAX		A*	48.62	
AUG 15 $	PR'FEE		A*	.50	
AUG 15 $	W'DEED		A*	3.00	* 52.12

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