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

WARRANTY DEED

TTC 205295 BOOK 1262 PAGE 518

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 133-16 Par 143 nnr	Mr/Mrs James M. Hart	J.I.Kislak Mtg. Corp. of Florida 1101 Brickall Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
5D-10351	298 Tampa Drive 37211	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,

ANNETTA W. BALL, a widow,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES M. HART and wife, WILMA S. HART,

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. 136 on the Plan of Kenilworth Estates, Section 3, as of record in Book 2900, pages 149 and 150, and described as follows:

Beginning on the northeasterly margin of Tampa Drive, at the corner of Lots 135 and 136; thence with the line between said lots, northeasterly 92 feet to the corner of Lots 115, 135 and 136; thence with the line between Lots 115 and 136, northwesterly 103 feet to the southeasterly margin of Citrus Drive; thence with the same, southwesterly 93 feet to the beginning of a curve; thence around said curve, having a radius of 20 feet, southeasterly 30.5 feet to the northeasterly margin of Tampa Drive; thence with the margin of the same, southeasterly 85 feet to the beginning.

Being the same property conveyed to Justus O. Ball and wife, Annetta W. Ball, by deed from Philip N. Brownstein, as of record in Book 3797, page 852, the said Justus O. Ball having since died.

This conveyance is made subject to restrictions of record in Book 3221, page 445.

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 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 16th day of August, 1968.

Annetta W. Ball
Annetta W. Ball

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 Annetta W. Ball, a widow,

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

Witness my hand and official seal at Nashville, Tennessee, this, the 16th 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 $ 16,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 1968

MY COMMISSION EXPIRES July 26, 1970 (AFFIX SEAL) Notary Public

A 10264

WARRANTY DEED
REF: bs

FROM
ANNETTA W. BALL, a widow

TO
JAMES M. HART and wife

IDENTIF. REFERENCE

AUG 22 1 18 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Filed: Reau Folk

AUG22 68 CONV 16,250.00
AUG22 68 S'TAX A* 42.12
AUG22 68 PRICE A* 50
AUG22 68 W'DEED A* 3.00 * 45.62

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