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

WARRANTY DEED
TTC 205669

BOOK 4265 PAGE 17
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 131-C PAR 195	Mr/Mrs James H. Jordan same as below	First Federal S & L Association Fourth and Union Street Nashville, Tennessee 37119
FIELD BOOK NUMBER(S) 16DA-27985	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4202 Hood Avenue	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 grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 28, 1968, in the original principal sum of $16,000.00, payable to First Federal Savings and Loan Association in monthly installments of $113.09, including interest at 6% per annum plus a 1% service fee, being secured by a deed of trust, executed by JAMES R. ANDERSON and wife to Louis R. Linx, Trustee, as of record in Book 4247, page 716,

JAMES R. ANDERSON and wife, MARY ELISE ANDERSON, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES H. JORDAN and wife, OLIVIA A. JORDAN,

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 parts of Lots 1, 2, and 23 of Block No. 6 on the Plan of Overton Hills, as of record in Book 843, page 66, described as follows:

BEGINNING on the easterly margin of Hood Avenue, at a point 335 feet north of the northerly margin of Castleman Drive, said point being the northwest corner of the property conveyed to Chester D. Rippy and wife, by deed from The National Realty Company, Inc., as of record in Book 1003, page 357, Register's Office; thence with said Rippy's northerly line, south 75° 30' east 204.7 feet to said Rippy's northeast corner continuing in the same direction 40 feet, in all 244.7 feet to the common corner of Lots 2, 3, 20, and 21; thence with the line between Lots 2 and 3, north 2° 30' east 100 feet; thence westwardly 232.5 feet to the easterly margin of Hood Avenue; thence with said Avenue, southwardly 100 feet to the beginning.

Being the same property conveyed to James R. Anderson and wife, Mary Elise Anderson, by deed from Clarence C. Woodcock, Jr., Trustee, as of record in Book 4247, page 714.

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 29th day of August, 1968.

Mary Elise Anderson

James R. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4265 PAGE 18

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named James R. Anderson and wife, Mary Elise Anderson, 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 _____, Tennessee, this, the 29th 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 $24,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 1968

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

Notary Public

WARRANTY DEED
REF: sc
FROM
JAMES R. ANDERSON
and wife
TO
JAMES H. JORDAN
and wife

A 11302

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

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