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

# WARRANTY DEED

TTC 205671

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| | Mr/Mrs. David O. Lose<br>2818 Sugar Tree Road<br>Nashville, Tennessee 37215 | United Mortgagee Svc. Corp.<br>3200 Pacific Avenue<br>Virginia Beach, Virginia |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 9017910 |
| 7DA-36845 | 2818 Sugartree Road | 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 April 29, 1963, in the original principal sum of $19,400.00, payable to United Mortgagee Servicing Corporation in monthly installments of $107.28, including interest as set forth in said note, and being secured by a deed of trust, executed by Coay Russell and wife to J. J. Foley, Jr., Trustee, as of record in Book 3566, page 107, the principal balance being $17,778.85, after payment of the installment due August 1, 1968,

COAY RUSSELL and wife, WILLIE M. RUSSELL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAVID O. LOSE and wife, BETTIE D. LOSE,

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. 20 on the Map of Woodmont Estates, No. 2, as of record in Book 1130, page 99, described as follows:

BEGINNING at a point in the northerly margin of Sugartree Road, at the corner of Lots 20 and 21; thence with the line between said lots, northerly 292.3 feet to a point; thence easterly 93.3 feet to a point; thence northeasterly 40.8 feet to a corner of Lots 20 and 14; thence along the west line of Lots 14 and 19, and along the east line of Lot 20, southerly 365.4 feet to the north margin of Sugartree Road; thence with the margin of the same, westerly around a slight curve, a total distance of 100 feet to the beginning.

Being the same property conveyed to Coay Russell and wife Willie M. Russell, by deed from J. Fred Atkerson and wife, as of record in Book 3536, page 427.

This conveyance is made subject to restrictions of record in Book 1449, page 61 and amended in Book 1781, page 561.

This conveyance is also made subject to: (1) an easement for sewer of record in Book 3369, page 96; and (2) An easement of record in Book 4081, page 431.

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 prorated and assumed by the Buyer.

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 6th day of September, 1968.

Willie M. Russell
Willie M. Russell

Coay Russell
Coay Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared the within named Coay Russell and wife, Willie M. Russell 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 6th day of September, 19 68.

My commission expires: July 27, 1969

Elizabeth Young
Notary Public

SEP 10 68 CONV 25,750.00
STATE OF SEP 10 68 S'TAX A* 66.82
COUNTY OF SEP 10 68 PB'FEE A* .50
SEP 10 68 W'DEED A* 3.00 * 70.32

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 $25,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Sept. 1968

MY COMMISSION EXPIRES: 7-26-69 (AFFIX SEAL) Notary Public

WARRANTY DEED
REF: sc

FROM
COAY RUSSELL and wife

TO
DAVID O. LOSE and wife

Madlin Realty Co.

A 1 2 4 2 3

T.

IDENTIF. REFERENCE

SEP 10 2 53 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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