BOOK 4286 PAGE 227

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

WARRANTY DEED

ATC 144992

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-1-150-5	Mr/Mrs Louis Sacran 428 Owendale Drive Antioch, Tennessee 37013	Guaranty Mortgage Company 316-318 Union Street Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 2D-39226	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 428 Owendale 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,

CAPITOL DEVELOPMENT CO., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LOUIS SACRAN and wife, VIOLETTE SACRAN, 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. 206 on the Plan of Cherry Hills, Section II, as of record in Book 3700, page 143.

Said Lot No. 206 fronts 80 feet on the easterly margin of Owendale Drive and runs back 142 feet on the northerly line and 142 feet on the southerly line to a dead line in the rear on which it measures 80 feet.

Being part of the property conveyed to Capitol Development Co., by deed from The Arlington Company, Inc., as of record in Book 4199, page 30, Register's Office.

This conveyance is made subject to restrictions of record in Book 4178, page 786.

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.

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.

Wherever 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 23rd day of October, 19 68

ATTEST:

Hortense C. Medlin, Vice-President

CAPITOL DEVELOPMENT CO.

By: J. M. Medlin, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $20,525.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Louis Sacran
Affiant

Sworn to and subscribed before me this 23rd day of October, 1968.

A.M.Tenison, Notary Public

My commission expires: February 16, 1969

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

NOV 13 68 CONV 20,525.00
NOV 13 68 S'TAX A* 53.30
NOV 13 68 PR'FEE A* .50
NOV 13 68 W'DEED A* 3.00 * 56.80

WARRANTY DEED
REF:hs

FROM
CAPITOL DEVELOPMENT CO., a Tennessee corporation

TO
LOUIS SACRAN and wife

Medlin Realty Company

A 2 0 5 4 4

IDENTIFICATION REFERENCE

NOV 13 2 57 PM '68

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared J. M. Medlin and Hortense C. Medlin, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the President and Vice-President, respectively, of Capitol Development Co., a corporation, the bargainor, and that they, as such President and Vice-President, 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 J. M. Medlin as such President, and attesting the same by the said Hortense C. Medlin as such Vice-President.

Witness my hand and official seal at Nashville, Tennessee, this, the 23rd day of October, 19 68

My commission expires: July 27, 1969

Elizabeth Young
Notary Public