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

WARRANTY DEED

TTC-207621

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 115-1 Par 26 etc	Mr/Mrs Donald Modglin same as below	Veterans Administration 801 Broadway Nashville, Tennessee 37203
FIELD BOOK NUMBER(S) 8D-63220	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 924 Rodney Drive	LOAN OR ACCOUNT NO. SN-1830 Tenn-01 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 May 21, 1965, in the original principal sum of $22,000.00, payable to Administrator of Veterans Affairs, in monthly installments of $124.92, including interest at 5½% per annum, said note being secured by a deed of trust executed by David A. Floyd and wife, to Clyde Yates, Jr., Trustee, as of record in Book 3893, page 778,

DAVID A. FLOYD and wife, CARRIE B. FLOYD,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DONALD MODGLIN and wife, ROMA N. MODGLIN,

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. 1 on the Plan of Glennwood, Section II, as of record in Book 2854, page 18.

Said lot fronts 170 feet on the east side of Rodney Drive and runs back 245.6 feet on the south line and 254.5 feet on the north line, to a dead line in the rear on which it measures 170 feet.

Being the same property conveyed to David A. Floyd and wife, Carrie B. Floyd, by deed from Administrator of Veterans Affairs, as of record in Book 3893, page 774.

This conveyance is made subject to restrictions of record in Book 3031, page 57.

JM-7S	CONV	26,900.00			
JM-7SS'TAX			B*	69.94	
JM-7SPN'FEE			B*	.50	
JM-7S	W'DEED		B*	3.00	* 73.44

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.

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 January, 1969.

Carrie B. Floyd
Carrie B. Floyd

David A. Floyd
David A. Floyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4298 PAGE 874

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named David A. Floyd and wife, Carrie B. Floyd, 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 January, 1969.

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___.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,900.00

Donald Modglin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 1969

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

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: db

FROM
DAVID A. FLOYD and wife

TO
DONALD MODGLIN and wife

A 25953

IDENTIF. REFERENCE

JAN 7 12 01 PM '69

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

Filed 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___.

_____
Notary Public

My commission expires: