BOOK 4304 PAGE 408

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

WARRANTY DEED

TTC 207885

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 119-15 Par. 127.1	Mr. Ernest E. Hooper 100 Indian Lake Court Hendersonville, Tennessee	First Federal S & L Assn. Fourth and Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) 6DA-29632	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 128 Tallwood Drive	LOAN OR ACCOUNT NO. 1st Fed.-554002 Home Fed.-PIL1486 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 balances now due, plus future interest, on two certain promissory notes as follows: (1) one note, dated August 20, 1963, in the original principal sum of $17,000.00, payable to First Federal Savings & Loan Association of Nashville at $99.21 per month, including interest at 4-3/4% per annum, and a 1% service fee per annum, and being secured by a deed of trust of record in Book 3627, page 417; and (2) a second note dated August 29, 1966, in the original principal sum of $7,882.56, payable to Home Federal Savings & Loan Association at $82.11 per month, including interest at 6% per annum, and being secured by a deed of trust of record in Book 4051, page 956,

WALTER A. ROGERS and wife, SHIRLEY C. ROGERS,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ERNEST E. HOOPER, unmarried,

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 the southerly part of Lot No. 24 on the Plan of Thompson Heights, Section II, as of record in Book 2331, page 49, described as follows:

Beginning at a point in the common line of Lots 23 and 24; at the southeast corner of the land conveyed to the State of Tennessee, by deed of record in Book 2882, page 341; said point being 108 feet south from the southerly margin of Tallwood Drive; as established by said recorded plan; thence along the line of the property of the State of Tennessee, westerly 138 feet, more or less, to a point in the line of Lots 24 and 26; this said point being 133 feet south of the south margin of Tallwood Drive; thence southerly along the line of Lots 24 and 26, 185 feet to a point; thence easterly 141.5 feet to a corner of Lots 23 and 24; thence with the line between said lots, northerly 202.2 feet to the point of beginning.

Being the same property conveyed to Walter A. Rogers and wife, Shirley C. Rogers, by deed from Louise H. Walker, as of record in Book 4052, page 969.

This conveyance is made subject to restrictions of record in Book 1494, page 513, and Book 2444, page 481.

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 1969 Taxes, which have been 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 21st day of January, 1969

Shirley C. Rogers
Shirley C. Rogers

Walter A. Rogers
Walter A. Rogers

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 Walter A. Rogers and wife, Shirley C. Rogers,

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 21st day of January, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

JAN 23 68 CONV 37 100.00
JAN 23 68 TAX 3* 03.0
JAN 23 68 PRTEE 6* .50
JAN 23 68 W DEED 3* 3.00 * 99.56

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 $ 33,100.00

Ernest E. Hooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 1969

MY COMMISSION EXPIRES July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

A 27935

IDENTIF. REFERENCE

JAN 23 11 51 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
ref.;hs

FROM
WALTER A. ROGERS AND WIFE

TO
ERNEST E. HOOPER, unmarried

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

Reau E. Folk Jr.

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