BOOK 4333 PAGE 972

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

WARRANTY DEED

TIC 209926

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 118-13 16DA-15060 Pac. 176 PW	Mr/Mrs. David James Wilson	New Owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
16DA-15060	3600 Wilbur Foster Drive	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,

MARCUS E. NELLUMS, JR., and wife, ANNETTE D. NELLUMS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAVID JAMES WILSON and wife, MARTHA MAYERS WILSON,

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. 39 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, described as follows:

Beginning at a point in the southeasterly margin of Maj. Wilbur Foster Thoroughfare, the common corner of Lots Nos. 38 and 39; thence southeasterly along the line between said lots, 155.4 feet to the common corner of Lots Nos. 38, 39, 40 and 41; thence with the line between Lots Nos. 39 and 40, easterly 100 feet to the westerly margin of Gen. John B. Hood Trail; thence with the margin of the same, northerly around a slight curve, 174.8 feet to a point in the beginning of another curve to the left; thence around said curve, westerly 77 feet to a point in the southeasterly margin of said Thoroughfare; thence with the margin of the same, southwesterly 98 feet to the point of beginning.

Being the same property conveyed to Marcus E. Nellums, Jr., and wife, Annette D. Nellums, by deed from Mrs. Campbell Hobson, as of record in Book 3981, page 955.

This conveyance is made subject to a reservation for a 10 foot easement as of record in Book 1113, page 296.

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.

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 14th day of May, 1969.

Annette D. Nellums
Annette D. Nellums

Marcus E. Nellums, Jr.
Marcus E. Nellums, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4333 PAGE 973

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Marcus E. Nellums, Jr., and wife, Annette D. Nellums

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 16th day of May, 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____.

My commission expires: _____
Notary Public

New York
STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ Monroe }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 26,500.00 Martha Hayes Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 1969

MY COMMISSION EXPIRES: _____ (AFFIX SEAL) Notary Public

DAVID R. BARDODY
NOTARY PUBLIC, State of N. Y., Monroe County
My Commission Expires March 30, 1971

A 4 0 9 8 2

WARRANTY DEED
REF: fh

FROM MARCUS E. NELLUMS, JR., and wife

TO DAVID JAMES WILSON and wife

IDENTIF. REFERENCE

MAY 19 11 44 AM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 19	CONV	26,500.00			
MAY 19	S'TAX		A*	68.90	
MAY 19	PR'FEE		A*	.50	
MAY 19	W'DEED		A*	3.00	* 72.40

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

Folk Reau Fred

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