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

# WARRANTY DEED

TTC 210072

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| Map 43-2<br>Par. 110 | Mr/Mrs Robert H. Higgins, Sr.<br>same as below | Murphree Mortgage Company<br>226 Third Avenue, North<br>Nashville, Tennessee 37201 |
| FIELD BOOK NUMBER(S) M-2<br>11D-24218 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>738 May Drive 37115 | LOAN OR ACCOUNT NO. B-3330107<br>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 February 21, 1968, in the original principal sum of $16,900.00 payable to Murphree Mortgage Company in monthly installments of $101.40 including interest at 6% per annum, and being secured by a deed of trust executed by William L. Gattis and wife to L. M. Nelson, Trustee, of record in Book 4213, page 767,

WILLIAM L. GATTIS and wife, MARY L. GATTIS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT H. HIGGINS, SR., and wife, GLADYS HIGGINS,

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. 99 on the Plan of Farview, Section III, as of record in Book 3700, page 113.

Said Lot No. 99 fronts 70 feet on the easterly side of May Drive and runs back 151.9 feet on the northerly line and 140.7 feet on the southerly line, to a dead line in the rear on which it measures 87.3 feet.

Being the same property conveyed to William L. Gattis and wife, Mary L. Gattis, by deed from Jones Lumber Company, Inc., as of record in Book 4213, page 765.

This conveyance is made subject to restrictions of record in Book 4114, page 452, and (2) sewer easement of record in Book 3373, page 138, and (3) TVA easement of record in Book 1196, page 49.

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 Metro Taxes, which have been assumed by the Buyers.

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 20th day of May, 1969.

Mary L. Gattis

William L. Gattis

STATE OF TENNESSEE

BOOK 4335 PAGE 479

COUNTY OF DAVIDSON

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

William L. Gattis and wife, Mary L. Gattis,

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 20th day of May, 19 69.

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

$ 20,155.57 Robert H. Higgins Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 19 69

MY COMMISSION EXPIRES July 26, 1970 (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:hs

FROM

WILLIAM L. GATTIS and wife

TO

ROBERT H. HIGGINS, SR., and wife

A 41654

IDENTIF. REFERENCE

MAY 23 12 02 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY23$ CONV 20,155.57

MAY23$ S'TAX B* 52.52

MAY23$ PR'FEE B* .50

MAY23$ W'DEED B* 3.00 * 56.02

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

File: 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: