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

WARRANTY DEED

BOOK 1311 PAGE 829

TTC 210383

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 70-1 Par. 18	Mr/Mrs Jimmie L. Trice	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) A-C 13D-19055	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3304 Hamilton Avenue	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,

BESSIE LEE SHADOWENS, a widow,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JIMMIE L. TRICE and wife, RITA L. TRICE,

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. 41 on the Map of Treppard Heights Subdivision, Section V, as of record in Book 2663, page 100, described as follows:

Beginning on a 10-inch beau de arc tree, the northwesterly margin of West Hamilton Avenue, as widened, said point being the southeasterly corner of the herein described property and in the southwesterly line of the Felts Property; thence north 32°23' west 209.8 feet to a concrete monument; thence south 47°08' west 224.5 feet to a concrete monument in the northeasterly margin of Pheasant Drive; thence along said margin of said Drive in a southeasterly direction 165 feet to a concrete monument; the beginning of a curve having a radius of 25.90 feet; thence around said curve in a southeasterly direction 39.76 feet to a concrete monument in the northwesterly margin of West Hamilton Avenue, as widened; thence along said margin of said Avenue in a northeasterly direction 162.3 feet to the point of beginning.

Being the same property conveyed to Clarence J. Shadowens and wife, Bessie Lee Shadowens, by deed from J. R. Coarsey, Trustee, as of record in Book 2908, page 615, the said Clarence J. Shadowens having since died.

This conveyance is made subject to restrictions of record in Book 2752, page 213, and amended in Book 2797, page 183.

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 for 1969 Metro Taxes, which have been prorated and 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 June, 1969.

Bessie Lee Shadowens
Bessie Lee Shadowens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4344 PAGE 830

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

Bessie Lee Shadowens, a widow,

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 June, 1969.

My commission expires: July 26, 1970

Reau E. Folk Jr
Notary Public

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 $ 15,200.00

Affiant

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

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

WARRANTY DEED
REF: hs

FROM
BESSIE LEE SHADOWENS, a widow

TO
JIMMIE L. TRICE and wife

A 4 5 5 8 6

IDENTIF. REFERENCE

JUN 25 1 36 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 25 $	CONV	15,200.00			
JUN 25 $	S'TAX		B*	39.52	
JUN 25 $	PR'FEE		B*	.50	
JUN 25 $	W'DEED		B*	3.00	* 43.02

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____.

My commission expires:

_____
Notary Public