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

WARRANTY DEED

TTC 210443

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 133-3 Par. 116pd	Mr/Mrs J. Polk Nelson same as below	new owners BOOK 4346 PAGE 20
FIELD BOOK NUMBER(S) 6DA-54340	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3312 Mimosa Drive	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,

FRANK P. OZBURN and KENNETH L. HESSEY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. POLK NELSON and wife, LOUISE H. NELSON,

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. 8 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, pages 136, 137 and 138, described as follows:

Beginning on the easterly margin of Mimosa Drive at the corner of Lots Nos. 7 and 8; thence with said Drive, northwardly 74 feet to the corner of Lots 8 and 9; thence with the line between said two lots, eastwardly 302.2 feet; thence southeastwardly 18.2 feet to a corner of Lot No. 3; thence with the northerly line of Lots Nos. 3 and 4, southwestwardly 112.4 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, westwardly 226.3 feet to the beginning.

Being the same property conveyed to Frank P. Ozburn and Kenneth L. Hessey, by deed from James E. Greer and wife as of record in Book 3401, page 585.

This conveyance is made subject to restrictions of record in Book 2088, page 534, as amended in Book 2105, page 633, and in Book 1788, page 495.

This conveyance is also made subject to an easement of record in Book 2099, page 408.

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 25th day of June, 1969.

Frank P. Ozburn

Kenneth L. Hessey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4346 PAGE 21

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

Frank P. Ozburn and Kenneth L. Hessey,

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 25th day of June, 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____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 13,000.00

E. Polk Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 19 69

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

Reau E. Folk Jr
Notary Public

WARRANTY DEED
REF:hs

FROM
FRANK P. OZBURN and
KENNETH L. HESSEY

TO
J. POLK NELSON and wife

A 46037

IDENTIF. REFERENCE

JUN 30 11 58 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 30 $	CONV	13,000.00			
JUN 30 $	S'TAX		C*	33.80	
JUN 30 $	PR'FEE		C*	.50	
JUN 30 $	W'DEED		C*	3.00	* 37.30

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