BOOK 4319 PAGE 181

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

WARRANTY DEED

TTc 210756

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 83-6 Pal. 139	Mr/Mrs George Olinger same as below	First Federal S & L Assn. Fourth and Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) W27-4225	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 198 Manchester Avenue	LOAN OR ACCOUNT NO. 770210 PROPERTY IS [X] 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 March 7, 1967, in the original principal sum of $4,750.00, payable to First Federal Savings and Loan Association in monthly installments of $53.94, including interest at 5½% per annum, plus a 1% service fee, said note being secured by a deed of trust executed by Jesse W. Bennett and wife, to Louis R. Linx, Trustee, of record in Book 4119, page 249,

JESSE W. BENNETT and wife, THELMA VIRGINIA D. BENNETT, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto [redacted] GEORGE OLINGER and wife, MABEL J. OLINGER, 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. 27 on the Plan of Beaumont Place, as of record in Book 332, page 38.

Said Lot No. 27 fronts 50-½ feet on the easterly side of Manchester Avenue, and runs back 165 feet 10 inches on the southerly line and 167 feet 3 inches on the northerly line to an alley, measuring 50 feet 2 inches thereon.

Being the same property conveyed to Jesse W. Bennett and wife, Thelma Virginia D. Bennett, by deed from W. D. Bradford and wife, as of record in Book 3648, page 48.

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 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 26th day of June, 1969.

Thelma Virginia D. Bennett

Jesse W. Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4349 PAGE 182

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Jesse W. Bennett and wife, Thelma Virginia D. Bennett, 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 26th day of June, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,400.00

D. W. Swindle Agent for Olinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 1969

MY COMMISSION EXPIRES: 7-26-70 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:kg

FROM

JESSE W. BENNETT and wife,

TO

THELMA VIRGINIA D. BENNETT

GEORGE OLINGER and wife

A 47447

IDENTIF. REFERENCE

JUL 14 12 20 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 14 69	CONV	*5,400.00			
JUL 14 69	S'TAX		C*	14.04	
JUL 14 69	RP'FEE		C*	.50	
JUL 14 69	W'DEED		C*	3.00	* 17.54

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