BOOK 4319 PAGE 183

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

WARRANTY DEED

TTC-210927

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 102-3 Par. 20	N. W. Nelson same as below	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) MO 8DA-33754	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 618 Galaxie Drive	LOAN OR ACCOUNT NO. 14990 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 December 31, 1962, in the original principal sum of $14,850.00 payable to Guaranty Mortgage Company of Nashville, in monthly installments of $82.12, with interest as set out in note, said note being secured by a deed of trust executed by James L. Maxwell, and wife, to Herschel Greer, Trustee, as of record in Book 3516, page 263,

LUCY E. MAXWELL, a widow,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto N. W. 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. 1066, on the Plan of Charlotte Park, Section 15, as of record in Book 3300, page 75.

Said Lot No. 1066 fronts 82.1 feet on the north side of Galaxie Drive and extends back 152 feet on the west line and 108 feet on the east line to a dead line in the rear on which it measures 93.06 feet.

Being the same property conveyed to James L. Maxwell, and wife, Lucy E. Maxwell, by deed from Cumberland Valley Builders, Inc., as of record in Book 3498, page 301, the said James L. Maxwell having since died.

This conveyance is made subject to restrictions of record in Book 3406, page 142.

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 taxes which have been prorated and assumed by the Buyer.

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 30th day of June, 1969

Lucy E. Maxwell
Lucy E. Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 30th day of June, 1969.

My commission expires: July 26, 1970

Notary Public

STATE OF WEST VIRGINIA
COUNTY OF KANAWHA

Before me, Annamary S. Wolfe, a Notary Public in and for the State and County aforesaid, personally appeared the within named Lucy E. Maxwell, a widow,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Charleston, West Virginia, this, the 3rd day of July, 1969.

My commission expires: February 26, 1974

Annamary S. Wolfe
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,583.00

N W Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1969

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

Reau E. Folk, Jr.
Notary Public

A 47448

WARRANTY DEED
REF:kg

FROM LUCY E. MAXWELL

TO N. W. NELSON

IDENTIF. REFERENCE

JUL 14 12 20 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 14	CONV	19,583.00			
JUL 14	S'TAX		C*	50.96	
JUL 14	PR'FEE		C*	.50	
JUL 14	W'DEED		C*	3.00	* 54.46

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

Reau E. Folk, Jr.

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