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

WARRANTY DEED

TTC 210943

BOOK 4319 PAGE 189
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 158-10 Par. 1	Richard B. Penuel Apt.D-8, Village Green Apts 2215 Abbott Martin Road Nashville, Tennessee 37215	Dobson & Johnson, Inc. J. C. Bradford Building Nashville, Tennessee
FIELD BOOK NUMBER(S) FH-2668	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1956 Old Hickory Boulevard	LOAN OR ACCOUNT NO. 11567 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 grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated April 25, 1966, in the original principal sum of $36,000.00, payable to Dobson & Johnson, Inc., in monthly installments of $221.40, including interest as set forth in said note, and being secured by a deed of trust executed by Charles W. Peace, Jr., and wife to Albert Wm. Johnson, Trustee, as of record in Book 4010, page 28, said debt being assigned to John Hancock Mutual Life Insurance Company, by instrument of record in Book 4010, page 32,

CHARLES W. PEACE, JR., and wife, LUCILLE C. PEACE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RICHARD B. PENUEL

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. 14 on the Plan of Forrest Trails as of record in Book 3700, pages 24 and 25, and described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, at the southwest corner of Lot No. 13 on said plan, thence with the margin of said Old Hickory Boulevard, westerly 25 feet to a point; thence leaving said Boulevard, north 3°47' east 442.20 feet to a point; thence north 3°04' east 372.10 feet to a point; thence south 87°06' east 389.60 feet to a point, at the northwest corner of Lot No. 15; thence with the line between Lots 14 and 15, southerly 418.5 feet to a point in the northerly line of Lot No. 12; thence with the line between Lots 12, 13 and 14, westerly 374.6 feet to the northwest corner of Lot No. 13; thence with the westerly line of Lot No. 13, southerly 442.3 feet to the point of beginning.

Being the same property conveyed to Charles W. Peace, Jr., and wife, Lucille C. Peace, by deed from J. M. Grissim, et al., as of record in Book 3934, page 524.

This conveyance is made subject to restrictions of record in Book 3929, page 248.

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 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 3rd day of July, 1969.

Lucille C. Peace
Lucille C. Peace

Charles W. Peace, Jr.
Charles W. Peace, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4349 PAGE 190

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles W. Peace, Jr., and wife, Lucille C. Peace, 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 3rd day of July, 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
$ 70,100.00 Richard B. Penuel
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 19 69
MY COMMISSION EXPIRES July 26, 1970 (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: hs

FROM CHARLES W. PEACE, JR., and wife

TO RICHARD B. PENUEL

A 47452

IDENTIF. REFERENCE

JUL 14 12 21 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 14	CONV	70,100.00		
JUL 14	S'TAX		C* 182.26	
JUL 14	PO'FEE		C* .50	
JUL 14	W'DEED		C* 3.00	* 185.76

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