BOOK 4361 PAGE 411

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

WARRANTY DEED
TTC-211805

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 42-13 PAR 39 38	Mr/Mrs Aubrey R. Burgess 714 Tuckahoe Drive Madison, Tennessee 37115	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 11D-8955	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 714 Tuckahoe Drive	LOAN OR ACCOUNT NO. 20078 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 grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated July 23, 1962, in the original principal sum of $18,000.00, payable to Murphree Mortgage Company, in monthly installments of $99.54, including interest at 5-1/4% per annum, and being secured by a deed of trust executed by Franklin J. Rohr and wife, to Raymond L. Davis, Jr., Trustee, as of record in Book 3439, page 105.

FRANKLIN J. ROHR and wife, DOROTHY J. ROHR hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto AUBREY R. BURGESS and wife, MARY ANN BURGESS

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. 10 on the Map of Kemper Heights, Section IV, as of record in Book 2854, page 65.

Said Lot No. 10 fronts 145 feet on the northeasterly side of Tuckahoe Drive and extends back between lines, 248.5 feet on the northwesterly line and 334.87 feet on the southeasterly line to a dead line in the rear on which it measures 168.5 feet.

Being the same property conveyed to Franklin J. Rohr and wife, Dorothy J. Rohr, by deed from Robert J. Reid and wife, as of record in Book 3406, page 247.

This conveyance is made subject to restrictions of record in Book 2442, page 459, Book 2960, page 211.

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 taxes, which have been 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 August, 1969

Franklin J. Rohr

Dorothy J. Rohr

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 Franklin J. Rohr and wife, Dorothy J. Rohr 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 August, 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

$22,900.00

Aubrey R. Burgess
Affiant

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

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

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM FRANKLIN J. ROHR and Wife

TO AUBREY R. BURGESS and Wife

A 52055

IDENTIF. REFERENCE

AUG 27 12 22 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG27$	CONV	22,900.00			
AUG27$	S'TAX		A*	59.54	
AUG27$	PR'FEE		A*	.50	
AUG27$	W'DEED		A*	3.00	* 63.04

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