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

WARRANTY DEED

TIC- 212070

BOOK 4367 PAGE 454

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map, 147-6 Par. 54 PW	Mr/Mrs Fred I. Irvin	First Federal Savings & Loan 4th & Union Nashville, Tennessee
FIELD BOOK NUMBER(S) 6D-20050	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 260 Blackman Road	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,

A. L. POWELL, JR., and wife, GLORIA POWELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRED I. IRVIN and wife, RUTH B. IRVIN

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. 64 on the Plan of Section I, Revised, Caldwell Hall, as of record in Book 2900, pages 57, 58 and 59.

Said Lot No. 64 fronts 90 feet on the north side of Blackman Road and extends back between parallel lines, 155 feet to a dead line.

Being the same property conveyed to A. L. Powell, Jr., and wife, Gloria Powell, by deed from C. Reginald Law, as of record in Book 3789, page 600.

This conveyance is made subject to restrictions as of record in Book 1788, page 108 and in Book 2929, page 17, as amended by instrument of record in Book 2997, page 93.

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 22nd day of September, 1969.

A. L. Powell, Jr.

A. L. Powell, Jr.

Gloria Powell

Gloria Powell

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

A. L. Powell, Jr., and wife, Gloria Powell

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 22nd day of September, 19 69.

My commission expires: ~~July 26, 1970~~

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 $ 20,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 1969

MY COMMISSION EXPIRES ~~July 26, 1970~~

(AFFIX SEAL) Notary Public

WARRANTY DEED
REF:mas

FROM A. L. POWELL, JR. and wife

TO FRED I. IRVIN and wife

A 5 5 1 5 1

IDENTIF. REFERENCE

SEP 23 3 03 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 23 69	CONV	20,100.00			
SEP 23 69	S'TAX		A*	52.26	
SEP 23 69	PR'FEE		A*	.50	
SEP 23 69	W'DEED		A*	3.00	* 55.76

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

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