BOOK 4367 PAGE 885

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

WARRANTY DEED

TTC-212131

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 147-4 Par. 132	Mr/Mrs Dennis E. Conniff, III	Murphree Mortgage Company 226 Third Avenue North Nashville, Tennessee
FIELD BOOK NUMBER(S) 5D-16858	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3687 East Richbriar Circle	LOAN OR ACCOUNT NO. B3151305 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 August 28, 1968, in the original principal sum of $21,250.00, payable to Murphree Mortgage Company, in monthly installments of $137.91, including interest at 6-3/4% per annum, and being secured by a deed of trust executed by Charles C.Wren and wife to J. Robert Cannon, Trustee, as of record in Book 4265, page 277, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the obligations of the original borrowers for any amount paid by the Veterans Administration for the borrowers under the terms of the instruments creating the loan,

CHARLES C. WREN and wife, JUDITH M. WREN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DENNIS E. CONNIFF, III and wife, SANDRA BISHOP CONNIFF

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. 290 on the Plan of Section V, Hillbrook, as of record in Book 3700, page 73.

Said Lot fronts 100 feet on the westerly side of East Richbriar Circle and runs back 169.4 feet on the northerly line and 112.3 feet on the southerly line, to a dead line in the rear on which it measures 94.4 feet.

Being the same property conveyed to Charles C. Wren and wife, Judith M. Wren, by deed from William & Lee, Inc., as of record in Book 4265, page 275.

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 23rd day of September, 1969.

Charles C Wren
Charles C. Wren

Judith M. Wren
Judith M. Wren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4367 PAGE 886

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

Charles C. Wren and wife, Judith M. Wren

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 23rd day of September, 1969.

My commission expires: July 26, 1970

Reau E. Folk, Jr.
Notary Public

REAU E. FOLK, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JUL 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

REAU E. FOLK, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JUL 26 1970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,872.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 1969

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

Reau E. Folk, Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM
CHARLES C. WREN and wife

TO
DENNIS E. CONNIFF, III and wife

A 5 5 3 4 5

IDENTIF. REFERENCE

SEP 25 11 58 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 25	CONV	23,872.50			
SEP 25	S'TAX		A*	62.14	
SEP 25	PR'FEE		A*	.50	
SEP 25	W'DEED		A*	3.00	* 65.64

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