4368

~~4368~~ PAGE 191

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

WARRANTY DEED

TTC 211703

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S) 6D-68675 ~~P 147-15~~ Par. 122

FIELD BOOK NUMBER(S) 6D-68675

NAME AND ADDRESS OF NEW OWNER(S)
Mr/Mrs Charles W. Perry
same as below

SEND TAX BILLS TO
Guaranty Mortgage Company
316 Union Street
Nashville, Tennessee

STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)
553 Whispering Hills Dr.

LOAN OR ACCOUNT NO. 19071

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, 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 9, 1957, in the original principal sum of $10,300.00, payable to Guaranty Mortgage Company in monthly installments of $55.31, including interest at 5% per annum, said note being secured by a deed of trust executed by Roy L. Nicks and wife, Iris Nicks, to Herschel Greer, Trustee, as of record in Book 2628, page 603, Register's Office.

ROY L. NICKS AND WIFE, IRIS NICKS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES W. PERRY and wife, WANDA PERRY,

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. 97 on the Plan of Whispering Hills, Section I, as of record in Book 2331, page 83, and described as follows:

BEGINNING at a point in the southerly margin of Whispering Hills Drive, at the corner of Lots 97 and 99; thence with the line between said lots, southerly 157.3 feet to a point, a corner of Lot No. 95; thence with the line between Lots 95 and 97, westerly 147 feet to a point in the easterly margin of Cherrywood Drive; thence with the margin of the same, northerly 114.6 feet to the beginning of a curve; thence around said curve, northeasterly 37.5 feet to a point in the southerly margin of Whispering Hills Drive; thence with the same, easterly 91 feet to the point of beginning.

Being the same property conveyed to Roy L. Nicks and wife, Iris Nicks, by Trustee's Deed from William H. Mercer, Trustee, of record in Book 4362, page 27.

This conveyance is made subject to Restrictions of record in Book 2481, page 499.

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 13th day of August, 1969.

Iris Nicks

Roy L. Nicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4368 PAGE 195

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Roy L. Nicks and wife, Iris Nicks 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 13th day of August, 19 69.

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 $ 15,950.00

Charles W. Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 1969

MY COMMISSION EXPIRES July 26, 1970 (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM
ROY L. NICKS, ET UX

TO
CHARLES W. PERRY and wife

A 5 5 4 7 7

IDENTIF. REFERENCE

SEP 26 12 12 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

P26	CONV	15,950.00			
P26	S'TAX		A*	41.34	
P26	PR'FEE		A*	.50	
P26	W'DEED		A*	3.00	* 44.84

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