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

WARRANTY DEED

212993

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 102-3 PAR 170 +D	Mr/Mrs William R. Imes same as below	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 24331
8DA-25654	388 Annex Avenue	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 January 27, 1967, in the original principal sum of $15,800.00, payable to Guaranty Mortgage Company of Nashville, in monthly installments of $94.73, including interest at 6% per annum, and being secured by a deed of trust executed by Elzie R. Miller and wife to Herschel Greer, Trustee, as of record in Book 4099, page 788,

ELZIE R. MILLER and wife, REBA LEE MILLER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM R. IMES and wife, HILDA B. IMES

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. 1204 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, pages 10 and 11.

Said Lot No. 1204 fronts 80 feet on the northerly side of Annex Avenue and extends back between parallel lines, 156 feet to a dead line in the rear and measures 66.10 feet thereon.

Being the same property conveyed to Elzie R. Miller and wife, Reba Lee Miller, by deed from J. Douglas Wright, Jr., and wife, as of record in Book 4099, page 787.

This conveyance is made subject to restrictions of record in Book 3902, page 965.

~~NOV 21 69 DEMF 24,000.00~~
~~NOV 21 69 SC TAX 54.60~~
~~NOV 21 69 REGIST FEE .50~~
~~NOV 21 69 3.00 * 58.10~~

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 1969 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 21st day of November, 19 69

Elzie R. Miller

Reba Lee Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4381 PAGE 396

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

Elzie R. Miller and wife, Reba Lee Miller

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 21st day of November, 19 69.

Reau E. Folk Jr
Notary Public

My commission expires: July 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

OHIO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ ~~21,000.00~~ 21,272.70

William R. Imes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 1969

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)
Notary Public

A 6 1 2 7 3

JAMES R. FAZEKAS
ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF OHIO
PERMANENT COMMISSION

IDENTIF. REFERENCE

Nov 21 12 09 PM '69

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF:mas

FROM
ELZIE R. MILLER and wife

TO
WILLIAM R. IMES and wife

NOV21	CONV	21,272.00			
NOV21	S'TAX		A*	55.38	
NOV21	PB'FEE		A*	.50	
NOV21	W'DEED		A*	3.00	* 58.88

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

Title 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