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

WARRANTY DEED
TTC-213140

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 102-3 Par. 169	Mr/Mrs J. Glenn Fuson Same as below	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) O. 8DA-25655	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 390 Annex Avenue	LOAN OR ACCOUNT NO. 24432 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 March 16, 1967, in the original principal sum of $15,800.00, payable to Guaranty Mortgage Company, in monthly installments of $94.73, including interest at 6% per annum, and being secured by a deed of trust executed by Donald E. Kurtz and wife to Herschel Greer, Trustee, as of record in Book 4119, page 376,

DONALD E. KURTZ and wife, MARY S. KURTZ hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. GLENN FUSON and wife, BONNIE FUSON

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. 1205 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, pages 10 and 11.

Said Lot No. 1205 fronts 80 feet on the northeasterly side of Annex Avenue and extends back 150 feet on the northwesterly line and 156 feet on the southeasterly line to a line in the rear on which it measures 66.18 feet.

Being the same property conveyed to Donald E. Kurtz and wife, Mary S. Kurtz, by deed from J. Douglas Wright, Jr., and wife, as of record in Book 4119, page 375.

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

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.

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 November, 19 69

Donald E. Kurtz

Mary S. Kurtz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4382 PAGE 393

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Donald E. Kurtz and wife, Mary S. Kurtz 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 November, 1969.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,829.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 69

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

WARRANTY DEED
REF:mas

FROM
DONALD E. KURTZ AND WIFE

TO
J. GLENN FUSON AND WIFE

R 61683

IDENTIF. REFERENCE

Nov 25 12 24 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NOV25 CONV 19,829.95
NOV25 STAX B* 51.48
NOV25 PRFEE B* .50
NOV25 WDEED B* 3.00 * 54.98

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