BOOK 4386 PAGE 661

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

WARRANTY DEED

TTC-213329

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 147-5 Par. 51 pw	Fred Thomas Horrell	Kimbrough-Kavanaugh & Assoc. 404 James Robertson Parkway Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. A-250238
6D-20955	356 Wauford Drive	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 grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated October 31, 1963, in the original principal sum of $17,400.00, payable to Kimbrough-Kavanaugh & Associates, in monthly installments of $90.65, including interest as set forth in said note, and being secured by a deed of trust executed by John M. Abdouch and wife, to Miller Kimbrough, Trustee, as of record in Book 3680, page 493,

JOHN M. ABDOUCH and wife, COLLEEN M. ABDOUCH

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRED THOMAS HORRELL

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. 549 on the Map of Caldwell Hall, Section 8, as of record in Book 3106, page 39, described as follows:

BEGINNING with a point in the northerly margin of Wauford Drive at the common corner of Lots 549 and 548; thence northeasterly between said lots, 114.9 feet to the common corner of Lots 548, 549 and 550; thence northwesterly 116.9 feet to the southerly margin of West Longdale Drive, thence southwesterly 100.0 feet to the beginning point of a curve; thence around said curve 39.27 feet to a point in the northerly margin of Wauford Drive; thence southeasterly 118.44 feet to the point of beginning.

Being the same property conveyed to John M. Abdouch and wife, Colleen M. Abdouch, by deed from Gaines Home Building Corporation, as of record in Book 3645, page 39.

This conveyance is made subject to restrictions of record in Book 3254, page 88.

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.

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 15th day of December, 1969.

John M. Abdouch

Colleen M. Abdouch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named John M. Abdouch and wife, Colleen M. Abdouch 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 15th day of December, 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 $28,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 1969

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

WARRANTY DEED
REF:mas

FROM
JOHN M. ABDOUCH and wife

TO
FRED THOMAS HORRELL

163624

IDENTIF. REFERENCE]

DEC 15 3 36 PM '69

REGISTER
DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ DEC15 CONV 28,500.00 a Notary Public in and for the State and County aforesaid, personally appeared _____ DEC15 S'TAX and B* 74.10 with whom I am personally acquainted, and who upon oath acknowledged _____ DEC15 PRFEE B* .50 to be the _____ and _____ DEC15 W'DEED respectively, of B* 3.00 * 77.60 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