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REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC- 213819

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 117-4 Par. 201	Charles W. Tidwell, et al	Home Federal Savings & Loan L & C Tower Nashville, Tennessee
FIELD BOOK NUMBER(S) M.O W24-565	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2704 Belmont Boulevard	LOAN OR ACCOUNT NO. 04-040078-4 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 balances now due, plus future interest on two certain promissory notes as follows: (1) one note, dated February 3, 1965, in the original principal sum of $10,000.00, payable to Home Federal Savings & Loan Association at $111.03 per month, including interest at 5% per annum and a 1% service fee, secured by a deed of trust of record in Book 3858, page 11; and (2) a second note dated October 14, 1966, in the original principal sum of $2,694.00, payable to Commerce Union Bank at $44.90 per month, including interest as set forth in said note, secured by a deed of trust of record in Book 4070, page 283,

EUNICE RUSSELL, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES W. TIDWELL and TOM ALBERT, JR.

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. 3 on the Plan of Victoria Place, as of record in Book 332, page 10.

Said Lot No. 3 fronts 60 feet on the easterly sideof Belmont Boulevard, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Eunice Russell, by deed from Louise Dillard Fox Brittain, as of record in Book 3314, page 143.

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 1970 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 28th day of January, 19 70

Eunice Russell
Eunice Russell

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 Eunice Russell the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 28th day of January, 1970.

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 $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 1970

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

Notary Public

WARRANTY DEED
REF: mas

FROM
EUNICE RUSSELL

TO
CHARLES W. TIDWELL and
TOM ALBERT, JR.

A 67191

IDENTIF. REFERENCE

JAN 29 11 45 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAN29 CONV 16,000.00
JAN29 STAX A* 41.60
JAN29 PRFEE A* .50
JAN29 WDEED A* 3.00 * 45.10

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