BOOK 4395 PAGE 612

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

# WARRANTY DEED

TTC 213943

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| Map 80-12<br>Par. 69 | Mary Ann Scales<br><br>same as below | Murphree Mortgage Company<br>226 Third Avenue, North<br>Nashville, Tennessee 37201 |
| FIELD BOOK NUMBER(S) M.O<br>13D-14229 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>3206 Mexico Drive 37218 | LOAN OR ACCOUNT NO. B-3386604<br>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 21, 1967, in the original principal sum of $14,150.00, payable to Murphree Mortgage Company in monthly installments of $84.90, including interest as set forth in said note, and being secured by a deed of trust executed by Carl Glenn Cullen and wife to J. J. Foley, Jr., Trustee, as of record in Book 4183, page 502,

RONALD D. SALEE and wife, DARLENE K. SALEE,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARY ANN SCALES,

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. 60 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, page 49.

Said Lot fronts 49.99 feet on the easterly side of Mexico Drive, as measured along a slight curve and extends back 130.6 feet on the southerly line and 142.81 feet on the northerly line to a dead line and measures 69.04 feet thereon.

Being the same property conveyed to Ronald D. Salee and wife, Darlene K. Salee, by deed from Carl Glenn Cullen and wife as of record in Book 4379, page 929.

This conveyance is made subject to restrictions of record in Book 3765, page 141.

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 1970 Metro Taxes, which have been prorated and assumed by the Buyer.

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, 1970.

Darlene K. Salee
Darlene K. Salee

Ronald D. Salee
Ronald D. Salee

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

Ronald D. Salee and wife, Darlene K. Salee,

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 28th day of January, 1970.

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 $17,205.42

Affiant Mary Ann Scales

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

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

A67663

IDENTIF. REFERENCE

FEB 3 12 00 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF:hs

FROM RONALD D. SALEE and wife

TO MARY ANN SCALES

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

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FEB-3?0 CONV 17,205.42
FEB-3?0 S'TAX B* 44.72
FEB-3?0 PR'FEE B* .50
FEB-3?0 W'DEED B* 3.00 * 48.22

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