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

BOOK 4398 PAGE 548

WARRANTY DEED

TTC 213942

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 131-7 Par. 49 PW	Clifton Roger Prince same as below	First & Mid-South Mtg. Co. 410 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
16DA-28551	4308 Castleman Street(Court)	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,

JOHN T. SOUTH, JR., and wife, NELL E. SOUTH,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLIFTON ROGER PRINCE, unmarried,

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. 10 on the Plan of the Resubdivision of Lots Nos. 10 and 11 of Lone Oak Court, as of record in Book 3500, page 128, described as follows:

Beginning in the southerly margin of Castleman Court, at the common corner of Lots 10 and 11, and running thence, along the margin of Castleman Court, eastwardly and northeastwardly 61.92 feet to the common front corner of Lots Nos. 9 and 10; thence, with the line between said two lots, south 77°51' east 157.9 feet to a point; thence south 6°32' west 74 feet to a concrete monument; thence north 83°37' west 111.46 feet to a concrete monument; thence south 6°35' west 116.45 feet to concrete monument; thence north 80°44' west 28 feet to the common rear corner of Lots Nos. 10 and 11; thence, with the line between said two lots, north 13°20'30" west 170.85 feet to the beginning.

Being the same property conveyed to John T. South, Jr., and wife, Nell E. South, by deed from Ira T. Adams and wife as of record in Book 3904, page 711.

This conveyance is made subject to an easement for sanitary sewers and/or storm drainage of record in Book 4108, page 709.

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 for 1970 Metro 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 5th day of February, 1970.

Nell E. South

John T. South, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4398 PAGE 549

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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF GEORGIA
COUNTY OF _____

Before me, Hamer L. Bridges, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

John T. South, Jr., and wife, Nell E. South,

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 Atlanta, Georgia, this, the 5th day of February, 19 70.

My commission expires: Notary Public, Georgia State at Large My Commission Expires Nov. 16, 1973

Hamer L. Bridges, Jr. Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 25,500.00 Clifton Roger Prince Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 19 70

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

WARRANTY DEED
REF: ns

FROM
JOHN T. SOUTH, JR., and wife

TO
CLIFTON ROGER PRINCE,
unmarried

A 68943

IDENTIF. REFERENCE

FEB 18 11 01 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Fee: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FEB18'70 CONV 25,500.00
FEB18'70 STAX B* 66.30
FEB18'70 RNFEE B* .50
FEB18'70 RCDED B* 3.00 * 69.80

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