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

WARRANTY DEED

TTC-213241

BOOK 4404 PAGE 643

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 59-14 Par. 3 FW	Mr/Mrs George W. Gooch same as below	First Federal Savings & Loan 4th & Union Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
13D-18730	3015 Hummingbird 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 grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated May 17, 1968, in the original principal sum of $15,300.00, payable to First Federal Savings & Loan Association, in monthly installments of $99.30, including interest as set forth in said note, and being secured by a deed of trust executed by Harry L. Ward and wife to T. I. Holman, Jr., Trustee, as of record in Book 4236, page 493,

HARRY L. WARD and wife, MARGARET B. WARD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE W. GOOCH and wife, PEARL ELIZABETH GOOCH

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. 218 on the Plan of Treppard Heights, Section I, as of record in Book 2663, pages 64 and 65.

Said Lot No. 218 fronts 100 feet on the south side of Hummingbird Drive and runs back 335 feet onthe east line and 323.3 feet on the west line to a dead line in the rear on which it measures 100.6 feet.

Being the same property conveyed to Harry L. Ward and wife, Margaret B. Ward, by deed from Douglas Ray West and wife, as of record in Book 4236, page 491.

This conveyance is made subject to restrictions of record in Book 2752 page 213, as amended by instrument of record in Book 2797, page 183.

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 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 February, 1970.

Harry L. Ward
Harry L. Ward

Margaret B Ward
Margaret B. Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4404 PAGE 644

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Harry L. Ward and wife, Margaret B. Ward 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 February, 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 $17,810.65

George W. Gooch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 70

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

WARRANTY DEED
REF: mas

FROM
HARRY L. WARD AND WIFE

TO
GEORGE W. GOOCH AND WIFE

A 71708

IDENTIF. REFERENCE

MAR 18 1 28 PM '70

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

MAR 18	CONV	17,810.65			
MAR 18	S'TAX		A*	46.28	
MAR 18	PR'FEE		A*	.50	
MAR 18	M'DEED		A*	3.00	* 49.78

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

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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