BOOK 1408 PAGE 316

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

WARRANTY DEED

GTC 207064

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 144-16 Par. 21 pw	Mr/Mrs Walter W. Frey 2013 Priest Road Nashville, Tennessee 37215	Home Federal S & L Assn. L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) FH 18295	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2013 Priest Road 37215	LOAN OR ACCOUNT NO. PROPERTY IS [XX] 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,

MARJORIE H. RICHARDS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WALTER W. FREY and wife, JEAN W. FREY,

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. 59 on the Plan of Otter Creek Hills, as of record in Book 2900, pages 110 and 111.

Said lot fronts 234.9 feet on the westerly side of Priest Road and runs back 212 feet on the northerly line and 268 feet on the southerly line to a dead line in the rear on which it measures 181 feet.

Being the same property conveyed to Marjorie H. Richards by deed from James E. Patterson and Cecil F. Fox, partners, d/b/a Patterson and Fox Construction Company as of record in Book 3992, page 180.

This conveyance is made subject to restrictions of record in Book 3255, page 387.

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 1st day of April, 1970.

Marjorie H. Richards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4408 PAGE 317

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Marjorie H. Richards

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 1st day of April, 19 70.

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____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 1970

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

L-550,523-9

Rec. $ 3.00
Tax $135.70

WARRANTY DEED
REF:hs

FROM
MARJORIE H. RICHARDS

TO
WALTER W. FREY andwife

Home Federal S & L Assn.

A 73284

IDENTIF. REFERENCE

APR 2 3 24 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-2	CONV	52,000.00			
APR-2	S'TAX		A*	135.20	
APR-2	PR FEE		A*	.50	
APR-2	W'DEED		A*	3.00	* 138.70

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

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