BOOK 4408 PAGE 467

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

# WARRANTY DEED

ATC-156141

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| MAP 120-1<br>PAR 18 FC | Mr/Mrs David K. Livingston<br>same as below | Guaranty Mortgage Company<br>311 7th Avenue, North<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 14047 |
| 2DA-43864 | 802 Winthorne 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, 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 November 15, 1960, in the original principal sum of $18,600.00, payable to Guaranty Mortgage Company of Nashville, in monthly installments of $102.72, including interest at 5¼% per annum, and being secured by a deed of trust executed by Welch C. Bryant and wife, to Herschel Greer, Trustee, as of record in Book 3170, page 35,

SAMUEL O. MATHENY and wife, SANDRA LEA MATHENY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAVID K. LIVINGSTON and wife, DONNA F. LIVINGSTON

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. 309 on the Plan of Glengarry Park, Section Three, as of record in Book 2900, page 25.

Said Lot No. 309 fronts 48.6 feet on the northerly side of Winthorne Court and extends back 207.4 feet on the easterly line and 165 feet on the westerly line to a dead line in the rear on which it measures 223.8 feet.

Being the same property conveyed to Samuel O. Matheny and wife, Sandra Lea Matheny, by deed from Rogert G. O'Kane and wife, Marie L. O'Kane, as of record in Book 4404, page 659.

This conveyance is made subject to restrictions of record in Book 1788, page 349; Book 2796, page 604; Book 2960, page 5 and in Book 3098, page 282.

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 1st day of April, 1970.

Samuel O. Matheny
Samuel O. Matheny

Sandra Lea Matheny
Sandra Lea Matheny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4408 PAGE 468

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

Samuel O. Matheny and wife, Sandra Lea Matheny

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 1st day of April, 1970.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970.

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APR-3 CONV 24,991.42
STATE OF _____ APR-3 S'TAX A* 65.00
COUNTY OF _____ APR-3 PR'FEE A* .50
APR-3 W'DEED A* 3.00 * 68.50

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

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 24,991.42

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

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WARRANTY DEED
REF: mas

FROM

SAMUEL O. MATHENY AND WIFE

TO

DAVID K. LIVINGSTON AND WIFE

A 73356

IDENTIF. REFERENCE

APR 3 12 14 PM '70

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

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

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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