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

# WARRANTY DEED
GTC-207210

BOOK 4412 PAGE 561
REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| Map 147-1<br>Par. 57 | Mr/Mrs Leland T. Lloyd<br>same as below | Murphree Mortgage Company<br>226 Third Avenue, North<br>Nashville, Tennessee 37201 |
| FIELD BOOK NUMBER(S)<br>6D-18520 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>654 Harding Place | LOAN OR ACCOUNT NO. G-2001808<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 grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 27, 1962, in the original principal sum of $15,650.00, payable to Murphree Mortgage Company, in monthly installments of $86.43, including interest at 5¼% per annum, and being secured by a deed of trust executed by William R. Hapke and wife to Raymond L. Davis, Jr., Trustee, as of record in Book 3414, page 559, said debt having since been assigned to The Philadelphia Savings Fund Society, by instrument of record in Book 3417, page 548,

JAMES R. WATTS and wife, NANCY B. WATTS
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LELAND T. LLOYD and wife, ANNIE L. LLOYD

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. 476 on the Map of Caldwell Hall, Section VI, as of record in Book 2900, page 148.

Said Lot No. 476 fronts 80 feet on the northerly side of Harding Place and extends back between lines, 215 feet on the westerly line and 188.7 feet on the easterly line, to a dead line in the rear, measuring 84.1 feet thereon.

Being the same property conveyed to James R. Watts and wife, Nancy B. Watts, by deed from William R. Hapke and wife, Marilyn G. Hapke, as of record in Book 3799, page 298.

This conveyance is made subject to restrictions of record in Book 3221, page 6, as amended by instrument of record in Book 3251, page 543.

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 9th day of April, 1970.

James R. Watts

Nancy B. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

James R. Watts and wife, Nancy B. Watts

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 _____ day of April, 1970.

My commission expires: _____

Notary Public

STATE OF SOUTH CAROLINA
COUNTY OF Aiken

Before me, Tommy B Messinger, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

James R. Watts and wife, Nancy B. Watts,

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 Aiken, South Carolina, this, the 17th day of April, 1970.

My commission expires: 1-1-71

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 1970

MY COMMISSION EXPIRES: July 26, 1970

(AFFIX SEAL) Notary Public

WARRANTY DEED
REF: mas

FROM
JAMES R. WATTS and wife

TO
LELAND T. LLOYD AND WIFE

A 75208

IDENTIF. REFERENCE

APR 22 12 28 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

APR22'70 CONV 22,800.00
APR22'70 STAX A 59.28
APR22'70 STATE .50
APR22'70 CLERK 3.00 MTG 62.78

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