BOOK 4412 PAGE 669

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

WARRANTY DEED

ATC 156417

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
80-12-45	Mr/Mrs Raymond W. Runnels Same as Below	Commerce Union Bank 800 Main Street Nashville, Tenn. 37206
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
13D-13460	1480 Snell Boulevard	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,

APR22	CONV	14,600.00			
APR22	S'TAX		A*	37.96	
APR22	PR'FEE		A*	.50	
APR22	W'DEED		A*	3.00	* 41.46

DAVID A. FLOYD and JAMES E. WHITE, a partnership, doing business as, TOWN & COUNTRY HOMES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RAYMOND W. RUNNELS and wife, MARIA E. RUNNELS

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. 354 on the Plan of Bordeaux Hills, Section Two, as of record in Book 3600, page 7.

Said Lot No. 354 fronts 60 feet on the southerly or southwesterly side of Snell Boulevard and runs back between lines, 184.54 feet on its westerly line and 193.96 feet on its easterly line to a line in the rear on which it measures 60.7 feet.

Being part of the property conveyed to David A. Floyd and James E. White, d/b/a Town & Country Homes, by deed from Andrew Ewing, Trustee, as of record in Book 4376, page 734.

This conveyance is made subject to restrictions of record in Book 3537, page 105.

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 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 22nd day of April, 1970.

David A. Floyd

James E. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named David A. Floyd and James E. White, a partnership, d/b/a Town & Country Homes 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 22nd day of April, 1970.

My commission expires: July 26,1970.

Reau E. Folk Jr.
Notary Public

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 $14,600.00

Raymond W. Runnels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 70

MY COMMISSION EXPIRES: July 26, 1970. (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM
TOWN & COUNTRY HOMES

TO
RAYMOND W. RUNNELS AND WIFE

A 75251

IDENTIF. REFERENCE

APR 22 3 07 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File - Russell Hills

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