BOOK 4416 PAGE 163

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

WARRANTY DEED

TTC 215285

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 148-1-176 M.O.	JoAnne Pembleton and Minnie L. Bowden same as below	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 5D-6683	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 278 LeBon Road	LOAN OR ACCOUNT NO. B-3440708
		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 December 20, 1968, in the original principal sum of $18,800.00, payable to Murphree Mortgage Company in monthly installments of $122.01, including interest as set forth in said note, and being secured by a deed of trust executed by Richard A. Matlock and wife to J. J. Foley, Jr., Trustee, as of record in Book 4298, page 849,

RICHARD A. MATLOCK and wife, RACHEL A. MATLOCK,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOANNE PEMBLETON and MINNIE L. BOWDEN, as joint tenants, with the right of survivorship, and to the heirs and assigns of the survivor of them, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 403 on the Plan of Hillbrook, Section 6, as of record in Book 4175, page 7.

Said lot fronts 79.2 feet on the northwesterly side of LeBon Road and extends back 155 feet on the northeasterly line and 171.7 feet on the southwesterly line to a dead line and measures 81.7 feet thereon.

Being the same property conveyed to Richard A. Matlock and wife, Rachel A. Matlock, by deed from William & Lee, Inc., as of record in Book 4298, page 847.

This conveyance is made subject to restrictions of record in Book 4213, page 155.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOANNE PEMBLETON and MINNIE L. BOWDEN, as joint tenants, and to the heirs and assigns, forever, of the survivor of them.

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 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 5th day of May, 1970

Rachel A. Matlock

Richard A. Matlock

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

Richard A. Matlock and wife, Rachel A. Matlock,

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 5th day of May, 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 $26,431.59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 1970

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

WARRANTY DEED
REF:hs

FROM
RICHARD A. MATLOCK and wife

TO
JOANNE PEMBLETON and MINNIE L. BOWDEN, as joint tenants with the right of survivorship

A 76862

IDENTIF. REFERENCE

MAY 8 11 51 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-8	CONV	26,431.59			
MAY-8	TAX		A*	68.64	
MAY-8	REC'R FEE		A*	.50	
MAY-8	W'DEED		A*	3.00	* 72.14

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

Reau E. 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