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

WARRANTY DEED
ATC-156740

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 102-7-79 M.C	Mr/Mrs Johnny H. Tomes Same as below	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee
FIELD BOOK NUMBER(S) 8D-08692	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6613 Upton Lane	LOAN OR ACCOUNT NO. B3155207 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 onte, dated September 23, 1967, in the original principal sum of $18,200.00, payable to Murphree Mortgage Company, in monthly installments of $109.20, including interest at 6% per annum, and being secured by a deed of trust executed by William D. Small and wife to L. M. Nelson, Trustee, as of record in Book 4174, page 102,

JOYCE M. SMALL, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHNNY H. TOMES and wife, EMILY K. TOMES

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. 61 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91.

Said Lot No. 61 fronts 85 feet on the easterly side of Upton Lane and extends back between parallel lines, 211.97 feet to a ~~dead line~~.

Being the same property conveyed to William D. Small and wife, Joyce M. Small, by deed from Jones Lumber Company, Inc., as of record in Book 4174, page 101, the said William D. Small having since died.

This conveyance is made subject to restrictions of record in Book 4065, page 67, as amended in Book 4142, page 166.

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 21st day of May, 1970

Joyce M. Small
Joyce M. Small

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4419 PAGE 751

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Joyce M. Small, a widow 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 21st 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 $21,413.00

Johnny H. Tomes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 1970

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

Reau E. Folk Jr.
Notary Public

A 78505

WARRANTY DEED
REF:mas

FROM
JOYCE M. SMALL, A WIDOW

TO
JOHNNY H. TOMES AND WIFE

IDENTIF. REFERENCE

MAY 25 12 07 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY25 70	CONV	21,413.00			
MAY25 70	S'TAX		A*	55.64	
MAY25 70	PR'FEE		A*	.50	
MAY25 70	W'DEED		A*	3.00	* 59.14

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

File Reau 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