BOOK 4426 PAGE 377

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

WARRANTY DEED
TTC G-216027

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 142-14 Pat. 58	Mr/Mrs James L. Prevatte same as below	Guaranty Mortgage Company 311 7th Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) T.O 9D-29056	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 713 Harpeth Bend Drive	LOAN OR ACCOUNT NO. 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 January 26, 1968, in the original principal sum of $20,950.00, payable to Guaranty Mortgage Company, in monthly installments of $125.62, including interest at 6% per annum, and being secured by a deed of trust executed by James Thomas Waller and wife to Herschel Greer, Trustee, as of record in Book 4208, page 39, said debt having since been assigned to Sunrise Federal Savings and Loan Association, by instrument of record in Book 4209, page 681,

JAMES THOMAS WALLER and wife, GRACE G. WALLER
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES L. PREVATTE and wife, JEAN H. PREVATTE

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. 232 on the Plan of Section 2, Harpeth Valley Park, as of record in Book 3700, page 129.

Said Lot No. 232 fronts 90 feet on the easterly side of Harpeth Bend Drive, andextends back 206 feet on the northerly line and 150 feet on the southerly line, to a dead line in the rear on which itmeasures 107.3 feet.

Being the same property conveyed to James Thomas Waller and wife, Grace G. Waller, by deed from Proctor Homes, Inc., a Tennessee corporation, as of record in Book 4208, page 37.

This conveyance is made subject to restrictions of record in Book 3857, page 858, which were made applicable to the land in question by instrument of record in Book 4148, page 696.

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 22nd day of June, 1970.

James Thomas Waller

Grace G. Waller

James Thomas Waller

Grace G. Waller

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

James Thomas Waller and wife, Grace G. Waller

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 June, 1970.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26,1970.

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 $25,750.00

James L. Prevatte
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 1970

MY COMMISSION EXPIRES July 26, 1970. Reau E. Folk Jr.
(AFFIX SEAL) Notary Public

WARRANTY DEED
REF: ms

FROM
JAMES THOMAS WALLER AND WIFE

TO
JAMES L. PREVATTE AND WIFE

A 81523

IDENTIF. REFERENCE

JUN 23 11 28 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File: Reau Folk

JUN23 70 CONV 25,750.00
JUN23 70 S'TAX A* 66.82
JUN23 70 PR'FEE A* .50
JUN23 70 W'DEED A* 3.00 * 70.32

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