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

WARRANTY DEED
ATC 157630

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
129-8-27 M.O.	Mr/Mrs W. D. Scheuerman, Jr. same as below	First Federal S & L Assn. Fourth and Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 780010
7D-36055	1035 Percy Warner Blvd.,37205	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 August 27, 1969, in the original principal sum of $25,100.00, payable to First Federal Savings & Loan Association in monthly installments of $184.19, including interest at 7% per annum plus a service fee of 1% per annum, said note being secured by a deed of trust executed by John R. Bramblett and wife to Louis R. Linx, Trustee, as of record in Book 4361, page 850,

JOHN R. BRAMBLETT and wife, MARY S. BRAMBLETT,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. D. SCHEUERMAN, JR., and wife, ELIZABETH S. SCHEUERMAN,

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. 36 on the Plan of Section I, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14.

Said Lot No. 36 fronts 100 feet on the northwesterly margin of Percy Warner Boulevard and runs back 190.84 feet on the northeasterly line and 252.6 feet on the southwesterly line, which is a broken line, to a dead line measuring 75 feet thereon.

Being the same property conveyed to John Bramblett and wife, Mary S. Bramblett, by deed from Mrs. Martha McIntyre Schindler, and husband, Harold W. Schindler, as of record in Book 4361, page 848.

This conveyance is made subject to restrictions of record in Book 3466, page 89, as amended in Book 3577, page 511, and further amended in Book 3702, page 465.

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 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 24th day of June, 1970.

Mary S. Bramblett
Mary S. Bramblett

John R. Bramblett
John R. Bramblett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4426 PAGE 938

Before me, Reau E. Folk, Jr., , a Notary Public in and for the State and County aforesaid, personally appeared the within named

John R. Bramblett and wife, Mary S. Bramblett,

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 24th day of June, 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
$ 34,010.74 Amount

W. D. Scheuerman Jr.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 1970
MY COMMISSION EXPIRES July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:hs

FROM
JOHN R. BRAMBLETT and wife

TO
W. D. SCHEUERMAN, JR., and wife

A 81770

IDENTIF. REFERENCE

JUN 25 12 41 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Reau E. Folk Jr.

STATE OF TENNESSEE JUN25 CONV 34,010.74
COUNTY OF DAVIDSON JUN25 S'TAX A* 88.40

Before me, JUN25 REFEE, a Notary Public in and for the State and County aforesaid, personally appeared JUN25 M'DEED and A* 3.00 * 91.90,
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