BOOK 4428 PAGE 904

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

WARRANTY DEED

GTC-207975

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
147-2-88 M.O.	Mrs. Ernestine Wilkerson same as below	Kimbrough-Kavanaugh James Robertson Parkway Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. G246151
6D-21610	300 Garrett Drive	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, 1961, for the original principal sum of $14,000.00, payable to Kimbrough-Phillips Company, in monthly installments of $77.31, including interest at 5¼% per annum, and being secured by a Deed of trust executed by Lillard Thompson Brown and wife to Miller Kimbrough, Trustee, as of record in Book 3190, page 427,

HARVEY A. SCHNEIDER and wife, AREEDA H. SCHNEIDER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ERNESTINE WILKERSON

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. 166 on the Plan of Caldwell Hall, Section 1, Revised, as of record in Book 2900, page 58.

Said Lot No. 166 fronts 80 feet on the northerly side of Garrett Drive and extends back between parallel lines 153.6 feet to a dead line.

Being the same property conveyed to Harvey A. Schneider and wife, Areeda H. Schneider, by deed from Lillard Thompson Brown and wife, as of record in Book 4009, page 32.

This conveyance is made subject to restrictions of record in Book 2929, page 117, as amended in Book 2997, page 93; and restrictions of record in Book 1788, page 108.

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 hereinabove shown and 1970 Taxes, which have been prorated and assumed by the Buyer.

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 1st day of July, 1970.

Harvey A. Schneider

Areeda H. Schneider

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 Harvey A. Schneider and wife, Areeda H. Schneider 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 1st day of July, 19 70.

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
$ 19,400.00 Constance Wilkerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 70
MY COMMISSION EXPIRES: July 26,1970 Reau E. Folk Jr
(AFFIX SEAL) Notary Public

WARRANTY DEED
REF: mas

FROM HARVEY A. SCHNEIDER AND WIFE

TO ERNESTINE WILKERSON

A 82572

IDENTIF. REFERENCE

Jul 2 12 24 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-2	CONV	19,400.00			
JUL-2	S'TAX		A*	50.44	
JUL-2	PR'FEE		A*	.50	
JUL-2	W'DEED		A*	3.00	* 53.94

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

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