BOOK 4450 PAGE 308

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC- 21776

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
1472-13	Mr/Mrs Robert A. Brown same as below	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. B1977701
6D-25190	4728 Abbay 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 April 6, 1962, in the original principal sum of $14,800.00, payable to Murphree Mortgage Company, in monthly installments of $81.84, including interest as set forth in said note, and being secured by a deed of trust executed by Bruce Thurmond and wife, to Raymond L. Davis, Jr., Trustee, as of record in Book 3381, page 607, said debt having since been assigned to Union Square Savings Bank, by instrument of record in Book 3385, page 245,

DONALD F. TROTTER and wife, JOANNE W. TROTTER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT A. BROWN and wife, PATRICIA P. BROWN

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. 360 on the Plan of Caldwell Hall, Section III, as of record in Book 2900, page 131.

Said Lot No.360 fronts 85 feet on the northeasterly side of Abbay Drive and extends back 159.7 feet on the southeasterly line and 118.8 feet on the northwesterly line to a dead line in the rear, which is a broken line, on which it measures 81.8 feet.

Being the same property conveyed to Donald F. Trotter and wife, Joanne W. Trotter, by deed from Bruce Thurmond and wife, Rebecca E. Thurmond, as of record in Book 3825, page 876.

This conveyance is made subject to restrictions of record in Book 1788, page 108; Book 3164, page 222 and in Book 2438, 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 shown above and for 1970 Metro Taxes, which have been 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 30th day of September, 19 70

Donald F. Trotter

Joanne W. Trotter

Donald F. Trotter

Joanne W. Trotter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4450 PAGE 309

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

Donald F. Trotter and wife, Joanne W. Trotter

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 30th day of September, 1970.

My commission expires: July 23, 1974.

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 $23,000.00

Robert A. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 70

MY COMMISSION EXPIRES July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM DONALD F. TROTTER AND WIFE

TO ROBERT A. BROWN AND WIFE

A 92270

IDENTIF. REFERENCE

OCT 6 1 08 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File: Reau Folk

OCT-6	CONV	23,000.00			
OCT-6	S'TAX		A*	59.80	
OCT-6	PRFEE		A*	.50	
OCT-6	WDEED		A*	3.00	* 63.30

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