This Instrument was Prepared
REAU L. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC G-217768

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
59-13-104	Mr/Mrs M. C. McGinnis same as below	First & Mid-South Mtge. Co. 410 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
13D-19945	3921 Flicker 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,

ROBERT SHELBY DUDNEY, JR., and wife, MARY ANN DUDNEY hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto M. C. McGINNIS and wife, IDA McGINNIS

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. 206 on the Plan of Treppard Heights, as of record in Book 2663, pages 64 and 65.

Said Lot No. 206 fronts 75 feet on the westerly side of Flicker Drive, and extends back between parallel lines, 210.2 feet to a dead line.

Being the same property conveyed to Robert Shelby Dudney, Jr., and wife, Mary Ann Dudney, by deed from Gaines Construction Company, Inc., as of record in Book 2859, page 345.

This conveyance is made subject to (1) restrictions of record in Book 2752, page 213; and (2) an easement granted Tennessee Natural Gas Lines, as of record in Book 1361, page 195, being 20 feet wide,

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.

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 12th day of October, 1970.

Robert Shelby Dudney, Jr.

Mary Ann Dudney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4452 PAGE 45

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

Robert Shelby Dudney, Jr., and wife, Mary Ann Dudney

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 12th day of October, 19 70.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

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____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,600.00

M. C. McGinnis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 19 70

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM ROBERT SHELBY DUDNEY, JR. AND WIFE

TO M. C. McGINNIS AND WIFE

A 93059

IDENTIF. REFERENCE

OCT 14 11 05 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 14 70	CONV	14,600.00			
OCT 14 70	STAX		A*	37.96	
OCT 14 70	PRFEE		A*	.50	
OCT 14 70	WDEED		A*	3.00	* 41.46

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