BOOK 1455 PAGE 26

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

WARRANTY DEED

TTC 217984

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
130-11-105	Larry W. Brown same as below	First Federal S & L Assn. Fourth and Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 7DA-51725	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4515 Beacon Drive	LOAN OR ACCOUNT NO. 114157 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 apy, the principal balance now due, plus future interest, on a certain note, dated August 28, 1964, in the original principal sum of $17,000.00, payable to First Federal Savings & Loan Association in monthly installments of $93.88, including interest at 5½% per annum, said note being secured by a deed of trust executed by George G. Ragland and wife to T. I. Holman, Jr., Trustee, as of record in Book 3807, page 108,

GEORGE G. RAGLAND and wife, FRANCES S. RAGLAND,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LARRY W. BROWN, unmarried,

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 the north 2.4 feet front and 5.5 feet rear of Lot No. 7 and all of Lot No. 8 of Block "S" on the Map of Tyne Meade, Section IV, as of record in Book 1424, page 25.

Said Lot No. 8 and part of Lot No. 7 adjoin and front together 118.9 feet on the easterly side of Beacon Drive and run back 375 feet on the north line of Lot No. 8 and 380 feet on the southerly line of part of Lot No. 7 to a dead line in the rear on which they measure 121.5 feet.

Being the same property conveyed to George G. Ragland and wife, Frances S. Ragland, by deed from David M. Dixon and wife as of record in Book 3807, page 107.

This conveyance is made subject to restrictions of record in Book 1512, page 384.

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.

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 26th day of October, 1970.

Frances S. Ragland

Frances S. Ragland

George G. Ragland

George G. Ragland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4455 PAGE 27

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

George G. Ragland and wife, Frances S. Ragland,

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 26th day of October, 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 $ 25,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 1970

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

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:hs

FROM
GEORGE G. RAGLAND and wife

TO
LARRY W. BROWN, unmarried

A 94362

IDENTIF. REFERENCE

OCT 27 11 32 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT27 70	CONV	25,250.00			
OCT27 70	S'TAX		A*	65.52	
OCT27 70	P&'FEE		A*	.50	
OCT27 70	W'DEED		A*	3.00	* 69.02

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

File: 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