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

WARRANTY DEED

BOOK 4456 PAGE 606 REAU E. FOLK, JR. FORM

ATC 159900

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
133-16-167	Linda F. Waller	Fidelity 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. 41158-8
5D-09432	4859 Jonquil 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 June 27, 1966, in the original principal sum of $17,850.00, payable to Fidelity Federal Savings & Loan Association in monthly installments of $104.24, including interest at 53/4% per annum, said note being secured by a deed of trust executed by James F. Casselberry and wife to Vaden Lackey, Jr., Trustee, of record in Book 4030, page 603,

JAMES F. CASSELBERRY and wife, SHIRLEY F. CASSELBERRY,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LINDA F. WALLER, 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 Lot No. 2 on the Map of Welch Meadows, Section One, as of record in Book 3700, page 34.

Said Lot No. 2 fronts 90.88 feet on the westerly side of Jonquil Drive and extends back 168.05 feet on the northerly line and 156.80 feet on the southerly line, to a dead line in the rear, measuring 76.86 feet thereon.

Being the same property conveyed to James F. Casselberry and wife, Shirley F. Casselberry, by deed from Cheek & Jones, Inc., a Tennessee corporation, of record in Book 4030, page 601.

This conveyance is made subject to restrictions of record in Book 3942, page 54.

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 30th day of October, 1970.

Shirley F. Casselberry
Shirley F. Casselberry

James F. Casselberry
James F. Casselberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4456 PAGE 607

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

James F. Casselberry and wife, Shirley F. Casselberry,

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 October, 1970.

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 $ 25,585.64

Affiant

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

MY COMMISSION EXPIRES February 21, 1973 (AFFIX SEAL) Notary Public

WARRANTY DEED
REF:hs

FROM
JAMES F. CASSELBERRY and wife

TO
LINDA F. WALLER, unmarried

A 9 5 1 0 7

IDENTIFICATION REFERENCE

NOV 4 3 36 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV-4-70	CONV	25,585.64		
NOV-4-70	STAX		A*	66.56
NOV-4-70	RECFEE		A*	.50
NOV-4-70	MORTG		A*	3.00 * 70.06

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

Reau E. 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