BOOK 4461 PAGE 118

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

WARRANTY DEED

GTC 209360

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-15-146	Mr/Mrs Ray E. Pharris 410 Capri Court Nashville, Tenn. 37209	Guaranty Mortgage Company 311 7th Avenue North Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 10528
8DA-33719	Same as above	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 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, September 10, 1963, in the original principal sum of $15,600.00, payable to Guaranty Mortgage Company, in monthly installments of $86.27, including interest as set forth in said note, and being secured by a deed of trust executed by Charles H. Manners and wife, Rose M. Manners to Herschel Greer, Trustee, as of record in Book 3651, page 405,

EARL D. MILLIGAN and wife, PATRICIA A. MILLIGAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RAY E. PHARRIS and wife, LILLIAN E. PHARRIS,

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. 1158 on the Map of Charlotte Park Subdivision, Section 16, as of record in Book 3300, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1158 fronts 47.27 feet on the northeasterly side of the cul-de-sac of Capri Court and runs back between lines 184.7 feet on the southeasterly side, and 160 feet on the westerly side, to a line in the rear measuring 203.7 feet thereon.

Being the same property conveyed to Earl D. Milligan and wife, Patricia A. Milligan by deed from Charles H. Manners and wife, Rose M. Manners, as of record in Book 4052, page 724.

This conveyance is made subject to restrictions of record in Book 3502, page 586, and an agreement between Consolidated Development Company, Inc., and the City of Nashville, of record in Book 2593, page 566.

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 16th day of November, 1970.

Patricia A. Milligan

Earl D. Milligan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1461 PAGE 119

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

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 16th day of November, 1970.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1974

REAU E. FOLK, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

REAU E. FOLK, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,250.00

Ray E. Pharris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 1970

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

Reau E. Folk, Jr.
Notary Public

WARRANTY DEED

FROM
RAY E. PHARRIS and wife,
LILLIAN E. PHARRIS

TO
EARL D. MILLIGAN and wife,
PATRICIA A. MILLIGAN

A 96707

IDENTIF. REFERENCE

Nov 18 12 08 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File: Rpm 9-1-72

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NOV 18 70 CONV 23,250.00
NOV 18 70 S'TAX A* 60.32
NOV 18 70 PR'FEE A* 50
NOV 18 70 W'DEED A* 3.00 * 63.82

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