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

WARRANTY DEED

ATC-160741

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-23.2 202.1	Mr. Albert M. Littleton same as below	Fidelity Federal S & L Assn. 401 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 7DA-29015	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Unit 22, 642 Timber Lane	LOAN OR ACCOUNT NO. 17,205-6 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 July 18, 1966, in the original principal sum of $24,000.00, payable to Fidelity Federal Savings & Loan Association in monthly installments including interest at 6% per annum, and being secured by a deed of trust executed by Thad D. Brunson and wife to Vaden Lackey, Jr. Trustee, as of record in Book 4037, page 258,

T. D. BRUNSON and wife, BERTHA BRUNSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALBERT M. LITTLETON

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:

An interest in land in Davidson County, Tennessee, being part of Section "D", Regency Park, formerly Woodlawn Manor, Incorporated, as of record in Book 3700, pages 75, 80, and 112, all in the Register's Office for said County, said part being more particularly described as follows: UNIT NO. 22 on said section plat, together with the carport designated as Number 22-A, as shown in and described by the Master Deed Establishing Horizontal Property Regime with Respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws thereunto attached and eshibited, of record in Book 3815, page 778. Being the same interest in property conveyed to T. D. Brunson and wife, Bertha Brunson, by deed from Woodlawn Manor, Inc., a Tennessee corporation, of record in Book 4037, page 246.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Surveyor Plans and Administrative By-Laws, including without limitations such unit's undivided percentage interest in the land and general common elements.

This conveyance is made subject to: (1) Repurchase and option agreement of record in Book 3907, page 839; (2) "Counterpart to Repurchase and Option Agreement, Woodlawn Manor, Inc.", of record in Book 4037, page 844; (3) All provisions contained in the Master Deed of record in Book 3815, page 778; (4) By-Laws for the administration of the building, easements and rights of other unit owners; (5) Amendments to the By-Laws of Woodlawn Manor, Inc., Condominium Association, of record in Book 4364, page 381; (6) and the provisions of Section 64-2701 et seq. of the Tennessee Code Annotated.

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 28th day of December, 19 70

Bertha Brunson

T. D. Brunson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4472 PAGE 229

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

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 28th day of December, 19 70.

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

$ 45,000.00

Albert M. Littleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 1970

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

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: hs

FROM
T. D. BRUNSON and wife

TO
ALBERT M. LITTLETON

B 0 1 2 3 8

IDENTIF. REFERENCE

JAN 7 2 56 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File; Reau Folk

JAN-7[illegible]	CONV	45,000.00			
JAN-7[illegible]	S'TAX		A*	117.00	
JAN-7[illegible]	PR'FEE		A*	.50	
JAN-7[illegible]	W'DEED		A*	3.00	* 120.50

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