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

WARRANTY DEED

GTC-209907

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
43-6-140	Mr/Mrs Anthony J. Fardella, III (same as below)	Glenn Justice Mtg. Co., Inc. 1400 Main Street Dallas, Texas 75202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 08-19224 F
11D-24588	612 Farview Dr., Madison	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 September 13, 1965, in the original principal sum of $12,000.00, payable to Glenn Justice Mortgage Company, Inc., in monthly installments of $66.36, including interest as set forth in said note, and being secured by a deed of trust executed by James Hamilton and wife to J. L. Knight, Trustee, as of record in Book 3938, page 756, said debt having been assigned to Federal National Mortgage Association, as of record in Book 3938, page 760,

JOHN B. GAY and wife, FANNIE M. GAY,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ANTHONY J. FARDELLA, III, and wife, MARY E. FARDELLA,

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. 39 on the Plan of Farview, Section Two, as of record in Book 3600, page 6.

Said Lot No. 39 fronts 75.5 feet on the southerly margin of Farview Drive and extends back 141.8 feet on the easterly line and 140.4 feet on the westerly line to a dead line in the rear, measuring 75.5 feet thereon.

Being the same property conveyed to John B. Gay and wife, Fannie M. Gay, by deed from James Hamilton and wife, Judy Hamilton, as of record in Book 4150, page 127.

This conveyance is made subject to restrictions of record in Book 3570, page 147.

FEB-3F	CONV	14,478.87			
FEB-3F	S'TAX		A*	37.70	
FEB-3F	PR'FEE		A*	.50	
FEB-3F	W'DEED		A*	3.00	* 41.20

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, and for 1971 Metro Taxes, which have been assumed by the Buyers.

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 1st day of February, 19 71

Fannie M. Gay

Fannie M. Gay

John B. Gay

John B. Gay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4477 PAGE 657

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named John B. Gay and wife, Fannie M. Gay,

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 1st day of February, 1971.

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 $14,478.87

Anthony J. Fardella III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 1971

MY COMMISSION EXPIRES July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:pbh

FROM
JOHN B. GAY AND WIFE

TO
ANTHONY J. FARDELLA, III, and wife

B 03799

IDENTIF. REFERENCE

FEB 3 4 19 PM '71

FELIX E. ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

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