BOOK 4488 PAGE 782

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

WARRANTY DEED

ATC 161803

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
116-16-53	Mr/Mrs James H.Harris III Same as below	J.I.Kislak Mtg. Corp. of Fla. 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 14588
7DA-33035	4016 Copeland 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,

MAR25	CONV	29,500.00				
MAR25	S'TAX		A*	76.70		
MAR25	PR'FEE		A*	.50		
MAR25	W'DEED		A*	3.00	*	80.20

DANIEL C. GEDDIE and wife, JUNE ANN GEDDIE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES H. HARRIS III and wife, PATRICIA A. HARRIS

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. 43 on the Plan of Evergreen Heights, Part 2, as of record in Book 1835, page 19.

Said Lot No. 43 fronts 132.36 feet on the easterly side of Copeland Drive and extends back 258 feet on the northerly line and 173.8 feet on the southerly line to a broken line in the rear, measuring 183.7 feet thereon.

Being the same property conveyed to Daniel C. Geddie and wife, June Ann Geddie, by deed from John C. Breckinridge and wife, Ann McGuire Breckinridge,as of record in Book 4232, page 73.

This conveyance is made subject to restrictions of record in Book 1788, page 425 and in Book 1847, page 277.

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.

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 24th day of March, 1971.

June Ann Geddie

Daniel C. Geddie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4488 PAGE 783

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Daniel C. Geddie and wife, June Ann Geddie 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 24th day of March, 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, then _____ 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 $29,500.00

James H. Harris III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 1971

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

Reau E. Folk Jr
Notary Public

B 0 8 8 5 3

IDENTIF. REFERENCE

MAR 25 3 53 PM '71

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF:mas

FROM
DANIEL C. GEDDIE and wife

TO
JAMES H. HARRIS III and wife

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