BOOK 4492 PAGE 795

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

WARRANTY DEED

ATC 102461

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
133-11-78	Mr/Mrs Thomas C. Dawson same as below	Kimbrough-Kavanaugh & Associates 1404 James Robertson Parkway Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6DA-60029	301 Elysian Fields Road	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 October 30, 1964, in the original principal sum of $14,950.00, payable to Kimbrough-Kavanaugh and Associates, in monthly installments of $77.89, including interest as set forth in said note, and being secured by a deed of trust executed by George Grady Johnson and wife, to Miller Kimbrough, Trustee, as of record in Book 3828, page 36, as assigned to National Mortgage Association, by instrument of record in Book 3838, page 769,

SUE ALICE JOHNSON, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS C. DAWSON and wife, SHIRLEY C. DAWSON

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. 17 on the Plan of Section One, Valley View Meadows, as of record in Book 3500, page 69.

Said Lot No. 17 fronts 83.46 feet on the southeasterly margin of Elysian Fields Road and extends back 135.91 feet on the northeasterly line and 135 feet on the southwesterly line, to a dead line in the rear, measuring 75.16 feet thereon.

Being the same property conveyed to George Grady Johnson and wife, Sue Alice Johnson, by deed from Randall Phillips Builders, Inc., as of record in Book 3828, page 34, the said George Grady Johnson having since died.

This conveyance is made subject to restrictions of record in Book 3673, page 439.

APR 12	CONV	23,500.00			
APR 12	S'TAX		A*	61.10	
APR 12	PR'FEE		A*	.50	
APR 12	W'DEED		A*	3.00	* 64.60

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 1971 taxes, which are 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 9th day of April, 1971.

Sue Alice Johnson

Sue Alice Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1492 PAGE 796

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

Sue Alice Johnson, a widow

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 9th day of April, 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 $23,500.00

Thomas C. Dawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 1971

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

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM

SUE ALICE JOHNSON, A WIDOW

TO

THOMAS C. DAWSON AND WIFE

B 10678

IDENTIF. REFERENCE

APR 12 2 43 PM '71

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

Ret: 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____.

_____
Notary Public

My commission expires: