BOOK 1491 PAGE 168

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
5824 Harbor Ave., Nashville, Tenn.

WARRANTY DEED

F-471

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
148-1-136	Mr/Mrs James M. Stricklin same as below	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee 37201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. B-3019502
5D-16756	267 Richbriar 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 December 2, 1966, in the original principal sum of $16,900.00, payable to Murphree Mortgage Company, in monthly installments of $101.40, including interest as set forth in said note, and being secured by a deed of trust executed by Roger A. Davis and wife to Richard E. Corn, Trustee, as of record in Book 4083, page 533, and rerecorded in Book 4094, page 947,

RONNY GLENN BROWN and wife, PEGGY JUNE BROWN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES McMAHAN STRICKLIN and wife, CAROL ANN STRICKLIN

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. 262 on the Plan of Section V, Hillbrook, as of record in Book 3700, page 73.

Said Lot No. 262 fronts 74.58 feet on the southerly side of Richbriar Road and extends back 150 feet on the westerly line and 150.2 feet on the easterly line, to a dead line in the rear on which it measures 78.06 feet.

Being the same property conveyed to Ronny Glen Brown and wife, Peggy June Brown, by deed from Caesar E. Urrutia, Trustee and Larry McCormack, as of record in Book 4393, page 919,

This conveyance is made subject to restrictions of record in Book 4031, page 160.

APR 16 71	CONV	23,399.20			
APR 16 71	S'TAX		A*	60.84	
APR 16 71	PR'FEE		A*	.50	
APR 16 71	W'DEED		A*	3.00	* 64.34

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 14th day of April, 1971.

Peggy June Brown

Ronny Glenn Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Ronny Glenn Brown and wife, Peggy June Brown

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 14th day of April, 1971.

Reau E. Folk
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 $23,399.26

James McMahan Stricklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 1971

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

Reau E. Folk
Notary Public

WARRANTY DEED
REF: mas

FROM

RONNY GLENN BROWN AND WIFE

TO

JAMES McMAHAN STRICKLIN AND WIFE

B 11321

IDENTIF. REFERENCE

APR 16 3 19 PM '71

FELIX Z. WILSON 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____.

_____
Notary Public

My commission expires: