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

WARRANTY DEED

ATC-163324

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-14-41	Mr/Mrs Bernard L. McGehee same as below	The Lomas & Nettleton Co. 3200 Pacific Avenue Virginia Beach, Virginia 23451
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 7130050
9D-06556	8024 Esterbrook 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, 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 26, 1968, in the original principal sum of $17,800.00, payable to United Mortgagee Servicing Corporation, in monthly installments of $115.52, including interest as set forth in said note, and being secured by a deed of trust executed by Robert W. Rugenstein and wife, to George I. Wilson, Trustee, as of record in Book 4255, page 407, said debt having since been assigned to Montclair Savings Bank, by instrument of record in Book 4267, page 646,

WILLIAM M. DuVALL and wife, MARGARET R. DuVALL hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BERNARD L. McGEHEE and wife, BILLIE D. McGEHEE

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. 133 on the Plan of Section Two, Harpeth Park, as of record in Book 3700, page 58, described as follows:

Beginning at a point on the northerly margin of Esterbrook Drive, the common front corner of Lots 133 and 134; thence northwardly 111.14 feet to a concrete monument; thence westwardly 150.75 feet to a concrete monument on the easterly marginof Arbor Drive; thence southwardly with said margin of said Drive 74.37 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve southeastwardly 39.27 feet to a concrete monument on the northerly marginof Esterbrook Drive; thence with said margin of said Drive, eastwardly 126.65 feet to the beginning.

Being the same property conveyed to William M. DuVall and wife, Margaret R. DuVall, by deed from Robert W. Rugenstein and wife, Ida May Rugenstein, as of record in Book 4356, page 479.

This conveyance is made subject to restrictions of record in Book 3990, page 68.

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 have been prorated and 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 17th day of May, 1971.

Margaret R. DuVall

Margaret R. DuVall

William M. DuVall

William M. DuVall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4503 PAGE 623

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named William M. Du Vall and wife, Margaret R. DuVall 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 17th day of May, 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 $21,996.68

Bernard L McGehee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 1971

MY COMMISSION EXPIRES July 23, 1974. Reau E. Folk Jr.
(AFFIX SEAL) Notary Public

WARRANTY DEED
REF: mas

FROM
WILLIAM M. DUVALL and WIFE

TO
BERNARD L. McGEHEE and wife

B 15608

IDENTIF. REFERENCE

MAY 20 3 04 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Fil: Reau Folk

MAY20'71 CONV 21,996.80
MAY20'71 STAX A* 57.20
MAY20'71 PRTFEE A* .50
MAY20'71 WDEED A* 3.00 * 60.70

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: