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

WARRANTY DEED

ATC-163311

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
146-14-10 PW	Mr/Mrs Ernest E. Hyne same as below	SAME
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
O. H. 15285	833 Otter Creek Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

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

JUN-2[illegible]	CONV	42,000.00			
JUN-2[illegible]	S'TAX		A*	109.20	
JUN-2[illegible]	PR'FEE		A*	.50	
JUN-2[illegible]	W'DEED		A*	3.00	* 112.70

EMILY H. ERNST

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ERNEST E. HYNE and wife, KATHRYN MARSH HYNE

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. 14 on the Plan of Forest Acres Subdivision, Section Three, as of record in Book 1424, page 56.

Said Lot No. 14 fronts 255.7 feet on the southeasterly margin of Otter Creek Road and extends back 195.4 feet on the northeasterly line and 204.9 feet on the southwesterly line, to the northeasterly margin of Forest Acres Drive, measuring 197.2 feet thereon.

Being the same property conveyed to Emily H. Ernst, by deed from William H. Ernst and wife, Betz Ernst, as of record in Book 2290, page 363.

~~This conveyance is made subject to restrictions of record in Book 1540, page 426.~~

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 for 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 1st day of June, 1971.

Emily H. Ernst
Emily H. Ernst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4506 PAGE 882

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

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $42,000.00

Ernest E. Hyne
Affiant

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

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

WARRANTY DEED
REF:AMS

FROM
EMILY H. ERNST

TO
ERNEST EUGENE HYNE AND
WIFE

B 17024

IDENTIF. REFERENCE

JUN 2 11 08 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

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