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

WARRANTY DEED

TTC-220185

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
115-10-27 RW	Mr./Mrs.Thomas G.Duckett same as below	First Federal S & L Assn. Fourth and Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8D-67535	6513 Cornwall 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,

MICHAEL D. YALLOURAKIS and wife, MARIA S. YALLOURAKIS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS G. DUCKETT and wife, ANN C. DUCKETT

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. 190 on the Plan of Section Two, West Meade Estates, as of record in Book 2900, page 118.

Said Lot No. 190 fronts 125 feet on the westerly side of Cornwall Drive and extends back 398.5 feet on its northerly line and 375 feet on its southerly line, to a dead line in the rear on which it measures 127.20 feet.

Being the same property conveyed to Michael D. Yallourakis and wife, Maria S. Yallourakis, by deed from Village Builders, Inc., as of record in Book 4094, page 734.

This conveyance is made subject to restrictions of record in Book 3134, page 426, as amended in Book 3462, page 281.

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 Metro 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 ~~3rd~~ 28th day of ~~June~~ May, 1971.

Maria S. Yallourakis

Michael D. Yallourakis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4508 PAGE 122

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

Michael D. Yallourakis and wife, Maria S. Yallourakis

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 Nashville, Tennessee, this the 3rd day of June, 19 71.

My commission expires: July 23, 1974

Reau E. Folk Jr.
Notary Public

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

$ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 1971

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

$38,000.00

WARRANTY DEED
REF:mas

FROM

MICHAEL D. YALLOURAKIS

AND WIFE

TO

THOMAS G. DUCKETT AND WIFE

B 17600

IDENTIF. REFERENCE

JUN 4 2 57 PM '71

FEL A Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON JUN-4-71 COMV 38,000.00

Before me, JUN-4-71STAX _____, a Notary Public and for the State and County aforesaid, personally appeared JUN-4-71RTFEE _____ and * .50 _____, with whom I am personally acquainted, and who upon oath acknowledged * 3.00 * 102.30 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