This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3329 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-220306

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-12-37	Mr/Mrs G. Howard Hatcher same as below	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee
FIELD BOOK NUMBER(S) 26W-01350	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4205 Aberdeen Road	LOAN OR ACCOUNT NO. B1338409 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, 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 September 10, 1958, in the original principal sum of $9,000.00, payable to Murphree Mortgage Company, in monthly installments of $61.91, including interest at 5½% per annum, and being secured by a deed of trust executed by Stuart Edwin Nicholson to Ferriss C. Bailey, Trustee, as of record in Book 2828, page519,

STUART EDWIN NICHOLSON and wife, JEAN H. NICHOLSON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto G. HOWARD HATCHER and wife, ERLENE M. HATCHER

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 Two tracts of land in said County, described as follows:

TRACT I: Being the rear part of Lot No. 54, Block "I", Cherokee Park, 3rd Section, as of record in Book 843, pages 2 and 3, described as follows:

BEGINNING at a point in the northerly line of Lot No. 54 at the common corner of Lots 57 and 58; thence with the line between Lots 54 and 58 in a southeasterly direction 75.88 feet to a utility post; thence with the line between Lots 53 and 54 in a westerly direction 66 feet to a point; thence in a northerly direction 60 feet to the point of beginning.

TRACT II: Being Lot No. 58 of Bloci "I" on the Map of Cherokee Park 3rd Section, of record in Book 843, pages 2 and 3.

Said Lot No. 58 fronts 60 feet on the south side of Aberdeen Road and runs back between lines, 132.67 feet on the westerly line and 187.62 feet on the easterly line, to a dead line on which it measures 79.99 feet.

Being the same property conveyed to Stuart Edwin Nicholson and wife, Jean H. Nicholson, by deed from L. M. Nelson, Trustee, as of record in Book 3802, page 7.

This conveyance is made subject to restrictions of record in Book 840, page 660.

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

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 10th day of June, 19 71

Jean H. Nicholson
Jean H. Nicholson

Stuart Edwin Nicholson
Stuart Edwin Nicholson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4513 PAGE 138

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

Stuart Edwin Nicholson and wife, Jean H. Nicholson

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 10th day of June, 1971.

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

$20,400.00

G. Howard Hatcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 1971

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

Reau E. Folk Jr
Notary Public

WARRANTY DEED
REF:mas

FROM
STUART EDWIN NICHOLSON
AND WIFE

TO
G. HOWARD HATCHER AND WIFE

B 19820

IDENTIF. REFERENCE

JUN 21 2 47 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

JUN21 CONV 20,400.00
JUN21 S TAX A* 53.04
JUN21 P FEE A* .50
JUN21 W DEED A* 3.00 * 56.54

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