BOOK 1519 PAGE 225

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

WARRANTY DEED

ATC-164580

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
147-1-28	Mr/Mrs Larry L. Schmittou same as below	First Federal Savings & Loan Fourth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6D-23875	363 Lynn Drive	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 October 6, 1969, in the original principal sum of $28,750.00, payable to First Federal Savings & Loan Association, in monthly installments of $201.04, including interest at 7½% per annum, and being secured by a deed of trust executed by Raymond S. Estes to T. I. Holman, Jr., Trustee, as of record in Book 4370, page 419,

RAYMOND S. ESTES and wife, ROSE MARIE ESTES hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LARRY LAWRENCE SCHMITTOU and wife, SHIRLEY ANN SCHMITTOU

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. 440 on the Plan of Section VI, Caldwell Hall, as of record in Book 2900, page 148.

Said lot fronts 80 feet on the south side of Lynn Drive, and extends back 206.05 feet on the west line and 221.25 feet on the east line, which is a broken line, to a dead line in the rear on which it measures 92.1 feet.

Being the same property conveyed to Raymond S. Estes and wife, Rose Marie Estes, by deed from Joe Troy Breeden and wife, Virginia W. Breeden, as of record in Book 4370, page 417.

This conveyance is made subject to restrictions of record in Book 1788, page 108 and in Book 3221, page 6; Book 3251, page 543.

Co	31,500.00		
ST		81.90	
TR		.50	
WD		4.00	86.40

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 7th day of July, 1971.

Rose Marie Estes
Rose Marie Estes

Raymond S. Estes
Raymond S. Estes

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 Raymond S. Estes and wife, Rose Marie Estes 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 7th day of July, 19 71.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 19741

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 $ 31,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 19 71

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

WARRANTY DEED
REF: mas

FROM
RAYMOND S. ESTES AND WIFE

TO
LARRY LAWRENCE SCHMITTOU
AND WIFE

B 22494

IDENTIF. REFERENCE

JUL 12 2 05 PM '71

FELIX ... 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____.

_____
Notary Public

My commission expires: