This Instrument Was Prepared By,
REAU E. FOLK, JR., Attorney
3830 Cleghorn Ave., Nashville, Tenn.

BOOK 4522 PAGE 51

WARRANTY DEED

ATC-164809

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-7-7	Mr/Mrs Richard R. Hodgens same as below	Murphree Mortgage Co. 226 Third Avenue, North Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 8D-08564	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6580 Cabot Drive	LOAN OR ACCOUNT NO. B2993301 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 January 23, 1967, in the original principal sum of $19,300.00, payable to Murphree Mortgage Company, in monthly installments of $115.80, including interest as set forth in said note, and being secured by a deed of trust executed by Frank W. Craft and wife to Richard E. Corn, Trustee, as of record in Book 4096, page 513,

FRANK W. CRAFT and wife, VIRGINIA L. CRAFT
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RICHARD R. HODGENS and wife, CAROLE F. HODGENS

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. 108 on the Plan of Beacon Square, Section I, as of record in Book 3842, page 63.

Said Lot No. 108 fronts 72.56 feet on the northerly side of Cabot Drive and runs back 167.71 feet on the easterly line and 155.39 feet on the westerly line, to a dead line in the rear on which it measures 86.54 feet.

Being the same property conveyed to Frank W. Craft and wife, Virginia L. Craft, by deed from Murphree Realty Company, as of record in Book 4096, page 511.

This conveyance is made subject to restrictions of record in Book 4021, page 71 and in Book 4142, page 166.

JUL21F	CONV	26,175.92				
JUL21F	S'TAX		A*	68.12		
JUL21F	P'FEE		A*	.50		
JUL21F	W'DEED		A*	4.00	*	72.62

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 15th day of July 1971.

Virginia L. Craft
Virginia L. Craft

Frank W. Craft
Frank W. Craft

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Frank W. Craft and wife, Virginia L. Craft, 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, Tennessee, this, the 15th day of July, 19 71.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975.

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 $26,175.92

Richard L. Hodgens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 71

MY COMMISSION EXPIRES: May 25, 1975. (AFFIX SEAL) Helen D. Scott Notary Public

WARRANTY DEED
REF: mas

FROM
FRANK W. CRAFT AND WIFE

TO
RICHARD R. HODGENS AND WIFE

B 23759

IDENTIF. REFERENCE

JUL 21 1 45 PM '71

FELIX A. WALSH II REGISTER
DAVIDSON COUNTY, TENN.

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

Rec. Fee

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: