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Prepared By
BEAUF. FOLK, JR., Attorney
2024 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

BEAU F. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
95-2-78	Mr/Mrs Danny L. Good same as below	Commerce Union Bank P. O. Box 60387 Nashville, Tennessee 37206
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 1726-0
3D-42025	229 Theodore 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 assumptionof, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, ona certain note dated February 18, 1963, in the original principal sum of $12,250.00, payable to Administrator of Veterans Affairs, in monthly installments of $69.56, including interest at 5½% per annum, and being secured by a deed of trust executed by Dudley Lee Bell and wife, to G. R. Norfleet, Trustee, as of record in Book 3544, page 63, said debt having since been assigned to Commerce Union Bank, by instrument of record in Book 3733, page 163,

WILLIE MAE LOMAX CHANDLER, a widow
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DANNY L. GOOD and wife, BARBARA E. GOOD

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. 50 on the Map of Walnut Grove, as of record in Book 2133, page 87.

Said Lot No. 50 fronts 78 feet on the northeasterly side of Theodore Road and runs back 146.3 feet on the northwesterly line and 152.1 feet on the southeasterly line, which is a broken line, to a dead line in the rear and measures 79 feet thereon.

Being the same property conveyed to Willie Mae Lomax Chandler, by deed from Dudley Lee Bell and Cora Lee Bell, as of record in Book 4021, page 336.

This conveyance is made subject to restrictions of record in Book 2271, page 541.

JUL26	CONV	16,595.61			
JUL26	S'TAX		A*	43.16	
JUL26	PR'FEE		A*	.50	
JUL26	W'DEED		A*	4.00	* 47.66

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 are 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 22nd day of July, 19 71

Willie Mae Lomax Chandler
Willie Mae Lomax Chandler

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 Willie Mae Lomax Chandler, a widow the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 22nd day of July, 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

$16,595.61

Danny L. Good
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 19 71

MY COMMISSION EXPIRES July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM
WILLIE MAE LOMAX CHANDLER
a widow

TO
DANNY L. GOOD AND WIFE,
BARBARA E. GOOD

B 24307

IDENTIF. REFERENCE

JUL 26 2 41 PM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

File Reau Folk

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