This Instrument Was Prepared By
READ E. FOLK, JR., Attorney
[illegible] Church Ave., Nashville, Tenn.

WARRANTY DEED

BOOK 1526 PAGE 233

READ E. FOLK, JR. FORM

ATC-

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
133-16-107	Mr/Mrs Thomas L. Fulton SAME AS BELOW	Home Federal S & L Association L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
5D-10551	4801 Citrus 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,

AUG-47	CONV	16,500.00			
AUG-47	STAX		A*	42.90	
AUG-47	RFEE		A*	.50	
AUG-47	WDEED		A*	4.00	* 47.40

OLIVER F. BROWN, JR., and wife, NANCY BROWN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS LEE FULTON and wife, ORA T. FULTON,

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. 52 on the Plan of Kenilworth Estates, Section I, as of record in Book 2900, pages 105 and 106.

Beginning on the westerly margin of Citrus Drive at the corenr of Lots Nos. 51 and 52; thence with the line between said two lots, westerly 140 feet; thence with the same, easterly 120 feet to the beginning of a curve; thence around said curve, having a radius of 20 feet, southeasterly 31.4 feet to the westerly margin of Citrus Drive; thence with the same, southerly 60 feet to the beginning.

Being the same property conveyed to Oliver F. Brown, Jr., and wife, Nancy Brown, by deed from Ernest D. Beckner and wife, Barbara Beckner, of record in Book 4308, page 697.

This conveyance is made subject to restrictions of record in Book 3103, page 610.

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 23rd day of July, 19 71

Nancy Brown
Nancy Brown

Oliver F Brown Jr.
Oliver F. Brown, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Tom D. Moore, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Oliver F. Brown, Jr., and wife, Nancy Brown,

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 23rd day of July, 1971.

Tom D. Moore
Notary Public

My commission expires:
May 4, 1972

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 $16,500.00

Thomas Lee Fulton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1971

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

Notary Public

WARRANTY DEED

FROM

OLIVER F. BROWN, JR., AND WIFE

TO

THOMAS LEE FULTON AND WIFE

B 25616

IDENTIF. REFERENCE

AUG 4 2 27 PM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

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