4526

BOOK 4526 PAGE 668

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

WARRANTY DEED

ATC-164784

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
144-2-7	Mr/Mrs Albert P. Isenhour 3505 Hampton Avenue Nashville, Tennessee 37215	New Owner 3505 Hampton Avenue Nashville, Tennessee 37215
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
FH-07520		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-6	CONV	19,500.00			
AUG-6	S TAX		A*	50.70	
AUG-6	PR FEE		A*	.50	
AUG-6	W DEED		A*	4.00	* 55.20

JAMES M. CREIM and wife, CLAIRE R. CREIM

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALBERT P. ISENHOUR and wife, ANNE B. ISENHOUR

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. 58 on the Plan of Chickering Hills, Section 3, as of record in Book 2663, page 17.

Said Lot No. 58 fronts 275 feet on the westerly side of Crater Hill Drive and extends back 397.3 feet on the southerly line and 323.3 feet on the northerly line, to a dead line measuring 279.34 feet thereon.

Being the same property conveyed to James M. Creim and wife, Claire R. Creim, by deed from James G. Nichols and wife, Donna Jean Nichols, as of record in Book 4477, page 67.

This conveyance is made subject to restrictions of record in Book 2648, page 523.

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 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 4th day of August, 1971.

Claire R. Creim
Claire R. Creim

James M. Creim
James M. Creim

4526

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 James M. Creim and wife, Claire R. Creim 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 4th day of August, 1971.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1974.

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 $19,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 1971

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

WARRANTY DEED
REF:mas

FROM
JAMES M. CREIM AND WIFE

TO
ALBERT P. ISENHOUR AND WIFE

B 25791

IDENTIF. REFERENCE

AUG 6 11 24 AM '71
FELIX Z. WILSON II 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____.

My commission expires: _____
Notary Public