Book 4527 Page 171

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

WARRANTY DEED

ATC-165334

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
146-4-146	Mr/Mrs Glenn Hayes	Kimbrough-Phillips Co. Parkway Towers Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6D-23105	4817 Timberhill 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 June 10, 1960, in the original principal sum of $15,600.00, payable to Kimbrough-Phillips Company, in monthly installments of $91.10, including interest as set forth in said note, and being secured by a deed of trust executed by Walter Reed Capps and wife, to Miller Kimbrough, Trustee, as of record in Book 3091, page 485,

HOWARD A. ROWE and wife, ANNIE B. ROWE hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GLENN HAYES and wife, LINDA HAYES

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. 13, Section II, Elysian Meadows Addition, as of record in Book 2663, page 101.

Said Lot No. 13 fronts 100 feet on the westerly side of Timberhill Drive and runs back 264.6 feet on the northerly side and 305.3 feet on the southerly side, to a dead line in the rear on which it measures 109 feet.

Being the same property conveyed to Howard A. Rowe and wife, Annie B. Rowe, by deed from Walter Reed Capps and wife, Katherine Ann Capps, as of record in Book 3836, page 402.

This conveyance is made subject to restrictions of record in Book 2859, page 403.

AUG-9-	CONV	21,068.27			
AUG-9-	S'TAX		A*	54.86	
AUG-9-	PR'FEE		A*	.50	
AUG-9-	W'DEED		A*	4.00	* 59.36

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 August, 1971.

Annie B. Rowe
Annie B. Rowe

Howard A. Rowe
Howard A. Rowe

4527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Howard A. Rowe and wife, Annie B. Rowe 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 August, 19 71.

Sola C. Matheson
Notary Public

My commission expires: May 15, 1973

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 $21,068.27

Affiant Glenn Hayes

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 1971

MY COMMISSION EXPIRES: May 15, 1973 (AFFIX SEAL) Notary Public Sola C. Matheson

B 26022

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IDENTIF. REFERENCE

AUG 9 11 15 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF: mas

FROM
HOWARD A. ROWE AND WIFE

TO
GLENN HAYES AND WIFE

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: