BOOK 4535 PAGE 662

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

# WARRANTY DEED

ATC-165810

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 96-11-45 | Mr/Mrs. Herschel W. Peppers<br>2608 Windemere Drive<br>Nashville, Tennessee 37214 | Provident Trust Company<br>210 Union Street<br>Nashville, Tennessee 37201 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 72922 |
| 3D-63094 | 607 Gailwood Lane | 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 November 21, 1966, in the original principal sum of $17,500.00, payable to Provident Trust Company, in monthly installments of $125.38, including interest at 6% per annum, and being secured by a deed of trust executed by Herschel W. Peppers and wife, et al to James B. Turner, Trustee, as of record in Book 4079, page 389, said debt having since been assigned to Kansas City Life Insurance Co., of Kansas City, Missouri, by instrument of record in Book 4079, page 393,

BUILDING CORPORATION OF AMERICA, a Tennessee corporation hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HERSCHEL W. PEPPERS and wife, BETTY JEAN PEPPERS

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. 593 on the Plan of Cloverhill, Section VIII, as of record in Book 2331, pages 10 and 11, described as follows:

BEGINNING at a point in the easterly margin of Gailwood Lane, at the common corner of Lots Nos. 592 and 593; thence with the line between said two lots, easterly 240.8 feet to a point; thence southerly 225 feet to the northerly margin of an unnamed street; thence westerly with said Street, 175.4 feet to a monument at the beginning of a curve; thence around said curve in a northwesterly direction 32.36 feet to a point in the easterly margin of Gailwood Lane; thence with the margin of said Lane, northerly 152.21 feet to the point of beginning.

Being the same property conveyed to Building Corporation of America, a Tennessee corporation, by deed from Herschel W. Peppers and Herbert H. Peppers, as of record in Book 4356, page 126.

This conveyance is made subject to (1) restrictions of record in Book 2145, page 252, which were made applicable to Section VIII, by instrument of record in Book 2334, page 307 and (2) TVA easement of record in Book 1136, page 631; Book 1334, page 436.

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.

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 1st day of September, 1971.

BUILDING CORPORATION OF AMERICA,
a Tennessee corporation

By: Horace U. Henley

Horace U. Henley, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ *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

$ 27,608.80 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 1971

MY COMMISSION EXPIRES: July 23, 1974. _____ Notary Public

(AFFIX SEAL)

WARRANTY DEED
REF:mas

FROM

BUILDING CORPORATION OF AMERICA

TO

HERSCHEL W. PEPPERS AND WIFE

B 29983

IDENTIF. REFERENCE

SEP 9 3 18 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP-9 | CONV | 27,608.80 | | | |
| SEP-9 | S'TAX | | A* | 71.76 | |
| SEP-9 | PR'FEE | | A* | .50 | |
| SEP-9 | W'DEED | | A* | 4.00 | * 76.26 |

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

File: Rau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared Horace U. Henley, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President of Building Corporation of America, a corporation, the bargainor, and that he, as such President, 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 Horace U. Henley as such President.

Witness my hand and official seal at Nashville, Tennessee, this, the 1st day of September, 1971.

Reau E. Folk Jr.
*Notary Public*

My commission expires: July 23, 1974.