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

# WARRANTY DEED

TTC-221913

BOOK 4538 PAGE 503 FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 61-7-94 | Thomas G. O'Donnell<br>same as below | First Federal Savings & Loan<br>Fourth & Union<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S)<br>15D-2110 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>800 Broadmoor | LOAN OR ACCOUNT NO. 554936<br>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 3, 1965, in the original principal sum of $16,500.00, payable to First Federal Savings & Loan Association, in monthly installments of $96.30, including interest at 4-3/4% per annum and a 1% service fee, and being secured by a deed of trust executed by Jodie G. Eggers and wife to Louis R. Linx, Trustee, as of record in Book 3899, page 180,

JAMES H. SIMPSON and wife, JUANITA W. SIMPSON
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS GERALD O'DONNELL

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 Lots Nos. 5, 6, 7 and the west one-half of Lot No. 8 in Block "F", and the east one-half of Grinstead Place, closed, adjacent to Lots 5, 6, and 7, all shown on the Map of Broadmoor, as of record in Book 547, pages 161 and 162, described as follows: BEGINNING at a point in the center line of Grinstead Place, closed, in the southerly boundary of Woodruff Drive; thence with the margin of said Drive, easterly 155 feet to a point, which is 25 feet westerly from the common corner of Lots 7 and 8 on said plan; thence southerly parallel to and 25 feet from the dividing line between Lots 8 and 9, 150 feet to the northerly line of Lot 15; thence with the boundary of the same, westerly 25 feet to a point in the easterly line of Lot 4; thence with the same, northerly 10 feet to the common corner of Lots 4 and 5; thence with the line between said lots, westerly130 feet to a point in the center of Grinstead Place, closed; thence with the same, northerly 140 feet to the point of beginning.

Being the same property conveyed to James H. Simpson and wife, Juanita W. Simpson, by deed from Richard F. Rambo and wife, Joyce R. Rambo, as of record in Book 4462, page 957.

This conveyance is made subject to (1) restrictions of record in Book 722, page 509 and Book 840, page 289; and (2) easement for sanitary sewers as of record in Book 4131, page 737.

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 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 27th day of August, 1971.

Juanita W. Simpson

Juanita W. Simpson

James H. Simpson

James H. Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4538 PAGE 504

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named [illegible]

the bargainor(s), with whom I am personally acquainted, and who acknowledged that [illegible] executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible], Tennessee, this, the [illegible] day of [illegible], 19[illegible].

My commission expires: [illegible]

Notary Public

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

Before me, Susan K. Weyerman, a Notary Public in and for the State and County aforesaid, personally appeared the within named James H. Simpson and wife, Juanita W. Simpson

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 Hilton Head Island, South Carolina, this, the 27th day of August, 1971.

My commission expires: My Commission Expires June 1, 1981

Susan K. Weyerman
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 31,000.00

Thomas Gerald O'Donnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 1971

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

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM

JAMES H. SIMPSON AND WIFE

TO

THOMAS GERALD O'DONNELL

B 31291

IDENTIF. REFERENCE

SEP 21 2 17 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SEP 21 CONV 31,000.00
SEP 21 S'TAX
SEP 21 PR'FEE
SEP 21 RDED

Before me, [illegible], a Notary Public and for the State and County aforesaid, personally appeared [illegible] and [illegible], with whom I am personally acquainted, and who upon oath acknowledged [illegible] to be the [illegible] and [illegible], respectively, of [illegible], a corporation, the bargainor, and that [illegible], as such [illegible] and [illegible], 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 [illegible] as such [illegible], and attesting the same by the said [illegible] as such [illegible].

Witness my hand and official seal at [illegible], Tennessee, this, the [illegible] day of [illegible], 19[illegible].

My commission expires:

Notary Public

80.60 * 50
4.00 * 85.10