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

# WARRANTY DEED
ATC-166523

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 156-0-65 | Mr/Mrs Doris E. Ryan<br>same as below | Fidelity Federal Savings & Loan<br>4th & Union<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 9D-56100 | 5114 Temple Road | 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,

| | | | | | |
|---|---|---|---|---|---|
| SEP30 | CONV | 32,500.00 | | | |
| SEP30 | S'TAX | | A* | 84.50 | |
| SEP30 | PR'FEE | | A* | .50 | |
| SEP30 | W'DEED | | A* | 4.00 | * 89.00 |

FRANK HOOVER HINDSLEY and wife, JO ANN M. HINDSLEY hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DORIS E. RYAN and wife, JOYCE E. RYAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson and Williamson County, State of Tennessee, described as follows:

Being a tract lying partly in the 6th Civil District of Williamson County, and partly in the 9th Civil District of Davidson County, more fully described in the deed of record in Deed Book 139, page 155, Register's Office for Williamson County and in Book 3966, page 525, Register's Office for Davidson County, as follows: BEGINNING at an iron pin in the east margin of Temple Road, said pin being 200 feet in a northerly direction from Chaffin's northwest corner of a 5 foot strip of land (said strip being in the north edge of Asbury Drive); thence with the east margin north 9° east 200 feet to an iron pin; thence with the following lines, north 85¼° east 707.8 feet; south 9° west 200 feet; and south 85¼° west 707.8 feet to the point of beginning, containing 3.25 acres, more or less, according to a survey made by C. K. McLemore on October 29, 1965.

Being the same property conveyed to Frank Hoover Hindsley and wife, Mrs. Auburn Sullivan Hindsley, by deed from Algia Sawyer and wife, Mrs. Pauline Pope Sawyer, of record in Deed Book 139, page 155, Register's Office for Williamson County and in Book 3966, page 525, Register's Office for Davidson County, the said Mrs. Auburn Sullivan Hindsley having since died.

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 29th day of September, 19 71

Jo Ann M. Hindsley

Frank Hoover Hindsley

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 Frank Hoover Hindsley and wife, Jo Ann M. Hindsley 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 29th day of September, 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 $32,500.00

Dave E. Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 1971

MY COMMISSION EXPIRES July 23, 1974. (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM

FRANK HOOVER HINDSLEY AND WIFE,

TO

DORIS E. RYAN AND WIFE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
Sep 30 4 04 PM '71

IDENTIF. REFERENCE

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B 3 2 6 2 3

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

File Reau Folk

019, 68-0

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