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

WARRANTY DEED

ATC-166415

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
150-1-237	Mr/Mrs Walter E.Geldrich,Jr. same as below	Home Federal Savings & Loan L & C Tower Nashville, Tennessee 37201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
2D-5802	409 Clearwater 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,

OCT-4??	CONV	23,800.00			
OCT-4??S'TAX			A*	61.88	
OCT-4??PR'FEE			A*	.50	
OCT-4??	W'DEED		A*	4.00	* 66.38

JACK WILLIAMS and wife, FRANCES E. WILLIAMS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WALTER E. GELDRICH, JR., and wife, WILMA D. GELDRICH

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

Being Lot No. 765 on the Plan of Section 16, Edge-O-Lake Estates, as of record in Book 4175, page 157.

Said Lot No. 765 fronts 80.0 feet on the northwesterly margin of Clearwater Drive and extends back 158.72 feet on the northeasterly line and 189.42 feet on the southwesterly line, to a dead line in the rear, measuring 103.01 feet thereon.

Being part of the property conveyed to Jack Williams and wife, Frances E. Williams, by deed from Brentwood Estates, Inc., a Tennessee corporation, and Houston T. Ezell and Charles D. Whorley, as of record in Book 4500, page 551.

This conveyance is made subject to restrictions of record in Book 4468, page 565.

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 27th day of September, 19 71

Frances E. Williams
Frances E. Williams

Jack Williams
Jack Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4542 PAGE 26

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Jack Williams and wife, Frances E. Williams 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 27th 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____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,800.00

Walter E. Geldrich Jr
Affiant

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

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

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM
JACK WILLIAMS AND WIFE

TO
WALTER E. GELDRICH, JR., AND WIFE

B 32927

IDENTIF. REFERENCE

OCT 4 11 55 AM '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

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