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

WARRANTY DEED

ATC-166075

BOOK 4542 PAGE 523 R.E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
127-0-103 pw	Mr/Mrs C. Milton Selby	Security Federal Savings & Loan Fifth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-20345	Newsom Station Road Kingston Springs, Tennessee	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-5F	CONV	38,500.00			
OCT-5F	S'TAX		A*	100.10	
OCT-5F	PR'FEE		A*	.50	
OCT-5F	W'DEED		A*	4.00	* 104.60

MARVIN E. CHRISTIANS and wife, HELEN J. CHRISTIANS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto C. MILTON SELBY and wife, NEDRA L. SELBY

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 in the 9th District of said County, being Tract No. 16 on a plan of a portion of the W. T.Hutton Property, as described according to a survey by James L. Murphy, Jr., & Co., dated January 5, 1967, as follows:

BEGINNING at a point on the easterly side of Newsom Station Road at the northwest corner of the property conveyed to Lottie Walker Hutton, by deed of record in Book 3069, page 609; thence with the easterly side of said road, along a slight curve to the right, having a radius of 2839.79 feet, northerly 135.45 feet to a point; thence south 87°02'50" east 1442.88 feet; thence south 35°57'47" east 173.51 feet; thence north 87°02'50" west 1562.69 feet to the point of beginning.

Being the same property conveyed to Martin E. Christians and wife, Helen J. Christians, by deed from John C. Cunningham and wife, Wynona P. Cunningham, as of record in Book 4408, page 469.

This conveyance is made subject to restrictions of record in Book 4215, page 4.

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 21st day of September, 19 71

Marvin E. Christians
Marvin E. Christians
27 Sept 1971

Helen J. Christians
Helen J. Christians

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4542 PAGE 524

Before me, D. E. Ryan, a Notary Public in and for the State and County aforesaid, personally appeared the within named Helen J. Christians the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 21st day of September, 19 71.

My commission expires: 5-4-1975

D. E. Ryan
Notary Public

SOMEWHERE IN: Ryukyu Islands, Okinawa

Personally appeared before me Nick C. VALENTI, an Officer of the Rank of Captain of the United States Marine Corps Reserve, the within named Marvin E. Christians, the bargainor, a member of the Armed Forces of the United States, now serving outside the continental limits of the United States, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand somewhere in Camp Courtney, Okinawa, this the 27th day of September, 1971

CAPT. N. C. VALENTI, USMCR 092270
H & HS - STATION LEGAL OFFICE
MARINE CORPS AIR STATION (H)
FPO SEATTLE, 98772

Auth to admin oaths and act as notary accord UCMJ .10 US
Nick C Valenti Capt USMR 092270
Rank of: Captain, USMCR
Legal Assistance Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00

C. Milton Sleby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September 1971

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

WARRANTY DEED
REF: mas

FROM
MARVIN E. CHRISTIANS
AND WIFE

TO
C. MILTON SLEBY AND WIFE

B 3 3 1 4 0

IDENTIF. REFERENCE

OCT 5 2 29 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

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