This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3025 Charlotte Ave., Nashville, 37209

WARRANTY DEED

TTC-222364

BOOK 4543 PAGE 706

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-12-20	Lucy E. Maxwell, a widow same as below	Guaranty Mortgage Company 311 Seventh Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 19949
8DA-26370	525 Annex Avenue	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 further in 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 October 2, 1958, in the original principal sum of $13,500.00, payable to Guaranty Mortgage Company in monthly installments of $70.43, including interest at 4-3/4% per annum, said note being secured by a deed of trust executed by Kenneth D. McNeil and wife, to Herschel Greer, Trustee, of record in Book 2832, page 591, said debt having since been assigned to Federal National Mortgage Association, by instrument of record in Book 2833, page 342,

HARRY MAX SPEIGHT and wife, WANDA FAY SPEIGHT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LUCY E. MAXWELL, a widow

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. 126 on the Plan of Charlotte Park, Section II, as of record in Book 2663, pages 22 and 23.

Said Lot No. 126 fronts 70 feet on the westerly side of Annex Avenue, and runs back between parallel lines 149.2 feet to a dead line.

Being the same property conveyed to Harry Max Speight and wife, Wanda Fay Speight, by deed from Colean Williams, a widow, as of record in Book 4035, page 518.

This conveyance is made subject to restrictions, of record in Book 2689, page 38.

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 for 1971 Taxes, which have been prorated and assumed by the Buyer.

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, 1971.

Wanda Fay Speight
Wanda Fay Speight

Harry Max Speight
Harry Max Speight

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WEAKLEY:

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Before me, Patricia M. Bradberry, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Harry Max Speight and wife, Wanda Fay Speight

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 Dresden, Tennessee, this, the 4th day of October, 19 71.

My commission expires: October 13, 1974.

Patricia M. Bradberry
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 } State of W. Va.
COUNTY OF ~~DAVIDSON~~ } County of Kanawha.

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

$ 16,912.81

Lucy E Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF September, 1971

MY COMMISSION EXPIRES Oct 13 1981 (AFFIX SEAL)

Alice H Hunter
Notary Public

WARRANTY DEED

FROM

HARRY MAX SPEIGHT AND WIFE

TO

LUCY E. MAXWELL, A WIDOW

B 3 3 7 1 3

T

IDENTIF. REFERENCE

OCT 8 2 16 PM '71

FELIX Z. ELSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Beau Folk

STATE OF TENNESSEE OCT-8F CONV 16,912.81

COUNTY OF DAVIDSON OCT-8F S'TAX A* 43.94

OCT-8F P&'FEE A** .50

OCT-8F W'DEED A* 4.00 * 48.44

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