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

WARRANTY DEED

ATC-166740

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-5-120	Dr. James B. Neil and son, James B. Neil, Jr. same as below	New Owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
7DA-35165	3500 Foxhall Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

BOOK 4545 PAGE 628

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 18 CONV 30,000.00
OCT 18 STAX A* 78.00
OCT 18 PRFEE A* .50
OCT 18 WDEED A* 4.00 * 82.50

JOHN R. ACKERMANN and wife, ELIZABETH J. ACKERMANN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES B. NEIL and son, James B. Neil, Jr., as joint tenants, with the rignt of survivorship, 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. 29, 30, 31 and 32 of Block "B" on the Map of Life and Casualty Insurance Company's Subdivision of Woodmont Acres, as of record in Book 843, page 102.

Said Lots Nos. 29, 30, 31 and 32 adjoin and front 100 feet on the easterly side of Foxhall Road and run back between lines 153.7 feet on the northerly line of Lot No. 29 and 152.9 feet on the southerly line of Lot No. 32 to a dead line, on which they measure 100 feet.

Being the same property conveyed to John R. Ackermann and wife, Elizabeth J. Ackermann, by deed from David E. Jenkins, Jr., and wife, Mary Joan Churchward Jenkins, as of record in Book 4390, page 830 .

Wherever the word "heirs" is used herein, it shall be understood to mean the heirs of the survivor of the two joint tenants.

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 7th day of October , 1971.

Elizabeth J. Ackermann

Elizabeth J. Ackermann

John R. Ackermann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF MICHIGAN
COUNTY OF INGHAM

Before me, James Burren Brown a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

John R. Ackermann and wife, Elizabeth J. Ackermann

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 East Lansing, Michigan, this, the 7th day of October, 19 71.

My commission expires: Nov. 1, 1974

Notary Public
Ingham County, Michigan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 19 71

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

WARRANTY DEED
REF: mas

FROM
JOHN R. ACKERMANN AND WIFE

TO
JAMES B. NEIL AND JAMES B. NEIL, JR.

B 34566

IDENTIF. REFERENCE

OCT 18 10 11 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