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

WARRANTY DEED

GTC-213223

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-14-91	Mr/Mrs John H. Exton same as below	New Owners BOOK 4549 PAGE 137
FIELD BOOK NUMBER(S) 16DA-37336	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1308 Hildreth Drive	LOAN OR ACCOUNT NO. 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,

OCT29 CONV 57,000.00
OCT29 STAX A* 148.20
OCT29 PBFEE A* .50
OCT29 RFEED A* 4.00 * 152.70

WILLIAM R. C. STEWART, JR., AND WIFE, BETTYE B. STEWART hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN H. EXTON AND WIFE, JANET M. EXTON

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. 357 on the Plan of Section 8, Seven Hills, as of record in Book 3300, page 14.

Said Lot No. 357 fronts 146 feet on the northerly side of Hildreth Drive, and extends back 301 feet on the westerly line and 288.1 feet on the easterly line, to a dead line, which is a broken line; measuring 180.4 feet thereon.

Being the same property conveyed to William R. C. Stewart, Jr., and wife, Bettye B. Stewart, by deed from William E. Fann and wife, Virginia J. Fann, as of record in Book 4527, page 361.

This conveyance is made subject to restrictions of record in Book 3277, page 609.

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 29th day of October, 1971.

Bettye B. Stewart

Bettye B. Stewart

W R C Stewart Jr

William R. C. Stewart, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4549 PAGE 138

Before me, Sandy M. Moore, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

William R. C. Stewart, Jr., and wife, Bettye B. Stewart

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 29 day of October, 19 71.

My commission expires: 10-24-73

Sandy M. Moore, Jr.
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
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Mary Anberbuen, Agent
Affiant

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

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL) Raymond H. Farrow
Notary Public
My Commission Expires May 4, 1975

WARRANTY DEED
REF. mas

FROM

WILLIAM R. C. STEWART, JR. AND WIFE

TO

JOHN H. EXTON AND WIFE

B 36034

IDENTIF. REFERENCE

OCT 29 1 15 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

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