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

# WARRANTY DEED

TTC-225017

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 115-1-15 | Mr/Mrs Allen C. Green | Home Federal S&L Association<br>L & C Tower<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. L-50,365-6 |
| 8D-63255 | 1012 Rodney Drive | PROPERTY IS XX 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,

MAR 30 72 CONV 32,000.00
MAR 30 72 S TAX A* 83.20
MAR 30 72 PRTEE A* .50
MAR 30 72 MTGTAX A* 4.00 * 87.70

KARL H. SCHEIDT, JR., and wife, THELMA P. SCHEIDT, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALLEN C. GREEN and wife, OPHELIA ANN GREEN,

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. 30 on the Plan of Brookmeade Addition, Section II, as of record in Book 2663, page 59.

Said Lot No. 30 fronts 185.0 feet on the east side of Rodney Drive and extends back between lines 226.0 feet on the north line and 217.5 feet on the south line to a dead line in the rear, on which it measures 197.9 feet.

Being the same property conveyed to Karl H. Scheidt, Jr., and wife, Thelma P. Scheidt, by deed from David Eugene Pearson and wife, Patricia Ann Pearson, of record in Book 4213, page 68.

This conveyance is made subject to restrictions of record in Book 2797, page 95.

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 1972 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 17th day of March, 19 72

Thelma P. Scheidt
Thelma P. Scheidt

Karl H. Scheidt, Jr.
Karl H. Scheidt, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4588 PAGE 759

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Karl H. Scheidt, Jr., and wife, Thelma P. Scheidt, 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 17th day of March, 1972.

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____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 1972

MY COMMISSION EXPIRES: May 25, 1975

(AFFIX SEAL)

Notary Public

WARRANTY DEED
REF:vs

FROM

KARL H. SCHEIDT, JR. AND WIFE

TO

ALLEN C. GREEN AND WIFE

File..HOME FEDERAL S & L ASSOC.

B 5 4 1 0 1

IDENTIF. REFERENCE

MAR 30 3 45 PM '72

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