BOOK 4592 PAGE 269

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

WARRANTY DEED

TTC-225260

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-15-9 lwp	Mr/Mrs David M. Ikeda	Fidelity Federal S & L Assn. 401 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
16DA-30975	4620 Benton Smith Road	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,

APR 13 [illegible] 36,750.00
APR 13 STAX A* 95.02
APR 13 PRFEE A* .50
APR 13 [illegible] A* 4.00 * 99.52

ROBERT L. HAYES and wife, MARY H. HAYES,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAVID M. IKEDA and wife, BETTY M. IKEDA,

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. 13 on the Plan of Harpeth Acres, Section VII, as of record in Book 2331, page 154.

Said Lot No. 13 fronts 143.7 feet on the easterly side of Benton Smith Road, and extends back 222 feet on the southerly line and 224.7 feet on the northerly line, to a dead line in the rear on which it measures 281.9 feet.

Being the same property conveyed to Robert L. Hayes and wife, Mary H. Hayes, by deed from Arthur F. Payne and wife, of record in Book 4355, page 59.

This conveyance is made subject to restrictions of record in Book 2633, page 487.

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 11th day of April, 1972.

Mary H. Hayes

Robert L. Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert L. Hayes and wife, Mary H. Hayes 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 11th day of April, 1972.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975

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____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 36,750.00

David M. Ikeda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 1972

MY COMMISSION EXPIRES: May 25, 1975 (AFFIX SEAL)

Notary Public

020042-5

WARRANTY DEED
REF. VS

FROM
ROBERT L. HAYES AND WIFE

TO
DAVID M. IKEDA AND WIFE

B 55698

IDENTIF. REFERENCE

APR 13 2 57 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

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