4592

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

WARRANTY DEED

TTC-225236

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
161-8-22	Mr/Mrs R. M. Ridener same as below	new owners BOOK 4592 PAGE 383
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. none
6D-65170	411 Brewer Drive	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 14 72	CONV	24,900.00			
APR 14 72	STAX		A*	64.74	
APR 14 72	RTFEE		A*	.50	
APR 14 72	WDEED		A*	4.00	* 69.24

FRED W. RICH and wife, PEGGY RICH,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto R. M. RIDENER and wife, ALTA R. RIDENER,

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. 2 on the Plan of Kingswood Park, as of record in Book 2900, page 70.

Said Lot No. 2 fronts 109.15 feet on the southerly margin of Brewer Drive and runs back between lines, measuring 274.8 feet on the westerly side and 291.4 feet on the easterly side to a dead line in the rear, on which it measures 150.0 feet.

Being the same property conveyed to Fred W. Rich and wife, Peggy Rich, by deed from Ras B. Robinson, Jr., and wife, as of record in Book 3880, page 613.

This conveyance is made subject to restrictions of record in Book 2963, page 153, made applicable in Book 3030, page 491.

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 13th day of April, 1972.

Peggy Rich
Peggy Rich

Fred W. Rich
Fred W. Rich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4592 PAGE 384

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Fred W. Rich and wife, Peggy Rich,

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 13th day of April, 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____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 24,900.00

R M Ridener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 1972

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

Reau E. Folk, Jr.
Notary Public

WARRANTY DEED

REFTHs

FROM

FRED W. RICH and wife

TO

R. M. RIDENER and wife

B 55759

IDENTIF. REFERENCE

APR 14 9 37 AM '72

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