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

WARRANTY DEED

TTC-226948

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
147-2-187	Mr/Mrs Fred M. Howard same as below	Guaranty Mortgage Company 311 7th Avenue North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 26259
6D-20615	4755 Milner 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, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 4, 1969, in the original principal sum of $17,600.00, payable to Guaranty Mortgage Company of Nashville, in monthly installments of $123.20 each, including interest as set forth in said note, and being secured by a deed of trust executed by Thomas R. Brannon and wife, Janie E. Brannon to Herschel Greer, Trustee, of record in Book 4386, page 597.

JUL 19 72	CONV	19,698.45			
JUL 19 72	S'TAX		A*	51.22	
JUL 19 72	PR'FEE		A*	.50	
JUL 19 72	W'DEED		A*	4.00	* 55.72

THOMAS R. BRANNON and wife, JANIE E. BRANNON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRED MARION HOWARD and wife, WENDY LEIGH HOWARD

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. 45 on the Plan of Battery Crest, Section 1, as of record in Book 2900, page 91.

Said Lot No. 45 fronts 89.5 feet on the westerly margin of Milner Drive and extends back 193.94 feet on the southwesterly line and 173.8 feet on the northeasterly line to a line in the rear measuring 46.59 feet thereon.

Being the same property conveyed to Thomas R. Brannon and wife, Janie E. Brannon by deed from Elba L. Dierking, Jr. and wife, Sylvia H. Dierking of record in Book 4386, page 595.

This conveyance is made subject to restrictions of record in Book 3072, page 429 and amended in Book 3098, page 290.

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 as shown above and 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 14th day of July, 1972.

Janie E. Brannon
Janie E. Brannon

Thomas R. Brannon
Thomas R. Brannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4620 PAGE 50

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas R. Brannon and wife, Janie E. Brannon 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 14th day of July, 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 $19,698.45

Fred Marion Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 1972

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

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:VS

FROM
THOMAS R. BRANNON AND WIFE

TO
FRED MARION HOWARD AND WIFE

B 67.9 5 6

IDENTIF. REFERENCE

JUL 19 9 19 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____.

_____
Notary Public

My commission expires: