BOOK 4622 PAGE 996

This instrument was prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TJC-22716.

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-7-116	Mr. Thomas S. Tow	Security Federal S&L Association 500 Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 8D-8742	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6628 Upton Lane	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,

JUL 27 CONV : 32,000.00
JUL 27 STAX A* 83.20
JUL 27 PRFEE A* .50
JUL 27 WDEED A* 4.00 * 87.70

JOSEPH FAY McGINNIS and wife, FRANCES L. McGINNIS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS S. TOW, UNMARRIED

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. 23 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91.

Said Lot No. 23 fronts 86.94 feet on the westerly side of Upton Lane and runs back 174.82 feet on the northerly line and 164.23 feet more or less on the southerly line to the Cumberland River and measures 83.66 feet more or less on the rear line.

Being the same property conveyed to Joseph Fay McGinnis and wife, Frances L. McGinnis by deed from Reynold Bubis, Trustee, of record in Book 4127, page 579.

This conveyance is made subject to restrictions of record in Book 4065, page 67.

This conveyance is further made subject to an easement for the flow of Cumberland River granted U. S. A. by instrument of record in Book 2155, page 311, and a one-foot easement for driveway serving the premises adjoining on the southwesterly side as set out in deed of record in Book 4127, page 579.

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 25th day of July, 1972.

Frances L McGinnis
Frances L. McGinnis

Joseph Fay McGinnis
Joseph Fay McGinnis

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

Joseph Fay McGinnis and wife, Frances L. McGinnis

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 25th day of July, 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 $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 1972

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

Helen D. Scott
Notary Public

B 6920 I

IDENTIF. REFERENCE

JUL 27 3 06 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF:vs

FROM

JOSEPH FAY McGINNIS AND WIFE

TO

THOMAS S. TOW, UNMARRIED

File: Security Federal

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____.

_____
Notary Public

My commission expires: