This instrument was prepared by
REAU E. FOLK, JR., Attorney
[illegible], Nashville, Tenn.

WARRANTY DEED

TTC-227630

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-12-341	Mr/Mrs. Gordon Nelson same as below	First Federal S&L Association 4th and Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 5695
8DA-26622	574 Annex Court	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 August 3, 1971, in the original principal sum of $16,550.00, payable to First Federal Savings & Loan Association, in monthly installments of $110.22 each, including interest as set forth in said note, and being secured by a deed of trust executed by Billy W. Waddey and wife, Mary B. Waddey, to T. I. Holman, Jr., Trustee, of record in Book 4526, page 269.

HORACE U. HENLEY and DAVID A. FLOYD hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GORDON NELSON and wife, MARY ANN NELSON

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. 20 on the Plan of Charlotte Park Annex, of record in Book 3700, page 49.

Said Lot No. 20 fronts 50 feet on the northeasterly side of Annex Court and extends back 135.73 feet on its northwesterly line and 122.84 feet on its southeasterly line, to a dead line, which is a broken line, measuring 170.03 feet thereon.

Being the same property conveyed to Horace U. Henley and David A. Floyd by deed from Billy W. Waddey and wife, Mary B. Waddey of record in Book 4618, page 620.

This conveyance is made subject to restrictions of record in Book 3963, page 586.

AUG-9	CONV	19,797.81			
AUG-9 S TAX			A*	51.48	
AUG-9 PR FEE			A*	.50	
AUG-9	W DEED		A*	4.00	* 55.98

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 7th day of August, 1972.

Horace U. Henley

David A. Floyd

4626

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4626 PAGE 204

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Horace U. Henley and David A. Floyd 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 7th day of August, 19 72.

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 $19,797.81

Gordon Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 19 72

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

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:vs

FROM
HORACE U. HENLEY AND
DAVID A. FLOYD

TO
GORDON NELSON AND WIFE

B 70711

T.
IDENTIF. REFERENCE

AUG 9 9 07 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Reau E. Folk, Jr.

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