BOOK 4631 PAGE 630

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

WARRANTY DEED

TTC-227803

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-15 67 Pal	Mr/Mrs Joe Franklin Roop	Security Federal S&L Association 500 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 9D-29204	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) McPherson Drive	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,

AUG25 72	CONV	35,000.00			
AUG25 72	S'TAX		A*	91.00	
AUG25 72	PR'FEE		A*	.50	
AUG25 72	W'DEED		A*	4.00	* 95.50

JOSEPH G. O'CONNOR and wife, MARY E. O'CONNOR hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE FRANKLIN ROOP and wife, SARA JANE ROOP

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. 26 on the Plan of Harpeth Valley Park, Section 1, as of record in Book 3600, pages 93 and 94.

Said Lot fronts 119 feet on the northerly side of McPherson Drive and extends back 163.3 feet on the westerly line and 184 feet on the easterly line, to a broken line in the rear measuring 65.0 feet.

Being the same property conveyed to Joseph G. O'Connor and wife, Mary W. O'Connor by deed from Hudson & Driver Construction Company, Inc., of record in Book 4132, page 85.

This conveyance is made subject to restrictions of record in Book 3857, page 858.

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 22nd day of August, 1972.

Joseph G. O'Connor

Mary E. O'Connor

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 G. O'Connor and wife, Mary E. O'Connor 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 22nd day of August, 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 $35,000.00

Joe Franklin Roop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 1972

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

Helen D. Scott
Notary Public

B 7 3 1 9 2

WARRANTY DEED
REF/VS

FROM
JOSEPH G. O'CONNOR AND WIFE

TO
JOE FRANKLIN ROOP AND WIFE

Lot No. Security Federal Sub.

IDENTIF. REFERENCE

AUG 25 11 05 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Filed

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: