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

WARRANTY DEED

TTC-227830

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
129-8-37	Mr/Mrs Claude C. Nutt same as below	The Lomas & Nettleton Company 3200 Pacific Avenue Virginia Beach, Virginia 23451
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 02-41-36604
7D-36358	1023 Edwin Warner 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 September 24, 1965, in the original principal sum of $17,600.00, payable to United Mortgagee Servicing Corporation, now The Lomas & Nettleton Company, in monthly installments of $91.70 each, including interest as set forth in said note, and being secured by a deed of trust executed by James H. Waller and wife, Mary Anne Waller to Percy Wilkins, Jr. Trustee, of record in Book 3941, page 417.

JAMES H. WALLER AND WIFE, MARY ANNE WALLER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLAUDE C. NUTT AND WIFE, AUDREY NUTT

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 Warner Park Valley, Section 1, as of record in Book 3600, pages 12, 13 and 14.

Said Lot No. 26 fronts 100 feet on the west side of Edwin Warner Drive and runs back on the south line, which is a broken line, 274.41 feet on the north line and 248.8 feet to a dead line in the rear measuring 70.07 feet thereon.

Being the same property conveyed to James H. Waller and wife, Mary Anne Waller by deed from Murphree Realty Company, of record in Book 3941, page 415.

This conveyance is made subject to restrictions of record in Book 3466, page 89; as amended in Book 3577, page 511; and in Book 3702, page 465.

SEP 12 72	CONV	31,000.00			
SEP 12 72	STAX		A*	80.60	
SEP 12 72	PRFEE		A*	.50	
SEP 12 72	WDEED		A*	4.00	* 85.10

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 25th day of August, 1972.

Mary Anne Waller

James H. Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4636 PAGE 559

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named James H. Waller and wife, Mary Anne Waller 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 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 $31,000.00

Claude Nutt
Affiant

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

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

Helen D. Scott
Notary Public

WARRANTY DEED
REF/vs

FROM
JAMES H. WALLER AND WIFE

TO
CLAUDE C. NUTT AND WIFE

B 7 5 5 0 9

IDENTIF. REFERENCE

SEP 12 9 13 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Attorney at Law
3829 Cleghorn Avenue
Nashville, Tennessee 37215

Mail to: REAU E. FOLK, JR.
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: