BOOK 4665 PAGE 890

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3329 Cleghorn Ave., Nashville, Tenn

WARRANTY DEED

TTC-229665

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-B 176 Pd	Mr/Mrs David Howard same as below	The Lomas & Nettleton Company 3200 Pacific Avenue Virginia Beach,. Virginia 23451
FIELD BOOK NUMBER(S) W26-760	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3910 Cambridge Avenue	LOAN OR ACCOUNT NO. 02-41-18842 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 April 23, 1964, in the original principal sum of $8,700.00, payable to United Mortgagee Servicing Corporation, now The Lomas & Nettleton Company, in monthly installments of $52.20 each, including interest as set forth in said note, and being secured by a deed of trust executed by John C. Hester and wife, Sheridan Rae Thomas Hester to Percy Wilkins, Jr., Trustee, of record in Book 3739, page 599,

JOHN C. HESTER and wife, SHERIDAN RAE THOMAS HESTER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAVID HOWARD and wife, MOLLY V. 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 the southerly part of Lot No. 368 on the Map of Richland Realty Company's Division "C", as of record in Book 421, page 31.

Said part of said Lot fronts 60 feet on the northerly side of Cambridge Avenue and runs back with the westerly margin of an alley 252.7 feet to a dead line and measures 53 feet more or less thereon.

Being the same property conveyed to John C. Hester and wife, Sheridan Rae Thomas Hester by deed from Forrest B. Ferguson and wife, Peggy T. Ferguson, of record in Book 3710, page 501.

DEC 20 72	CONV	13,900.00			
DEC 20 72	S'TAX		A*	36.14	
DEC 20 72	PR'FEE		A*	.50	
DEC 20 72	W'DEED		A*	4.00	* 40.64

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.

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 December, 1972.

Sheridan Rae Thomas Hester
Sheridan Rae Thomas Hester

John C. Hester
John C. Hester

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 John C. Hester and wife, Sheridan Rae Thomas Hester 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 December, 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 $13,900.00

David Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 72

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

Helen D. Scott
Notary Public

WARRANTY DEED
REF/vs

FROM
JOHN C. HESTER AND WIFE

TO
DAVID HOWARD AND WIFE

B 8 8 4 4 3

IDENTIF. REFERENCE

DEC 20 9 51 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail To:
REAU E. FOLK, JR., ATTY.
3rd Fl. Clayton Ave
Nashville, Tennessee 37215

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: