This instrument prepared by: BOOK 1681 PAGE 251

David Herbert, Attorney
Third National Bank Bldg,
Nashville, Tennessee. 37219

# WARRANTY DEED

ATC 177311

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 102-12-49 | Mr/Mrs Frank A. Calhoun | Guaranty Mortgage Company<br>311 7th Avenue, North<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 8D-47900 | 804 West Hillwood 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 24,1962, in the original principal sum of $16,000.00, payable to Guaranty Mortgage Company of Nashville, in monthly installments of $88.36, including interest as set forth in said note, and being secured by a deed of trust executed by Ralph Hilliard Jackson, Jr., and wife, to Herschel Greer, Trustee, as of record in Book 3479, page 139,

RALPH HILLIARD JACKSON, JR., and wife, GAIL BOOTH JACKSON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANK A. CALHOUN and wife, ELIZABETH H. CALHOUN

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. 222 on the Plan of Horton Heights, Section D, as of record in Book 2133, page 78.

Said Lot No. 222 fronts 130 feet on the northerly side of West Hillwood Drive, formerly Hainey Drive, and runs back 240 feet on the easterly line and 374 feet on the westerly line, to a dead line in the rear on which it measures 186.3 feet.

Being the same property conveyed to Ralph Hilliard Jackson, Jr., and wife, Gail Booth Jackson, by deed from Harry Gordon and wife, Gladys Gordon as of record in Book 3435, page 51.

This conveyance is made subject to restrictions of record in Book 2243, page 159.

| | | | | | |
|---|---|---|---|---|---|
| FEB15 | CONV | 28,500.00 | | | |
| FEB15 | S'TAX | | A* | 74.10 | |
| FEB15 | PR'FEE | | A* | .50 | |
| FEB15 | W'DEED | | A* | 4.00 | * 78.60 |

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 1973 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 14th day of February, 19 73

Gail Booth Jackson

Ralph Hilliard Jackson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, DAVID B. HEBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ralph Hilliard Jackson, Jr., and wife, Gail Booth Jackson 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 February, 1973.

My commission expires: 10/30/73

Notary Public

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 $28,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1973

MY COMMISSION EXPIRES: 10/30/73 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM RALPH HILLIARD JACKSON, JR.

TO FRANK A. CALHOUN AND WIFE

B 9 4 8 7 1

IDENTIF. REFERENCE

FEB 15 10 11 AM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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____.

My commission expires: _____ Notary Public