THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4788 PAGE 421

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
80-4-14	Mr/Mrs William B.Lockridge same as below	New Owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
13DA-61380	3019 Old Hydes Ferry Road	PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt ofwhich is hereby acknowledged,

FEB14	CONV	*4,500.00			
FEB14	S'TAX		A*	11.70	
FEB14	PR'FEE		A*	.50	
FEB14	W'DEED		A*	4.00	* 16.20

THOMAS ELMER SCHROEDER and wife, BARBARA HURT SCHROEDER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM B. LOCKRIDGE AND WIFE, DOROTHY D. LOCKRIDGE

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. 9 on the Plan of Hyde Park Subdivision, Section I, as of record in Book 2900, page 147, Register's Office for said County.

Said Lot No. 9 being situated in the 13th Civil Districtof said County is adjacent to Lot No. 10, the common line between said two lots beginning at a point in Old Hydes Ferry Pike and runs at right angles from the westerly side of Old Hydes Ferry Pike, at right angles with the right-of-way, a distance of 252 feet; thence forming a 90 degree angle to the right, a distance of 161 feet to a right-of-way reserved for the extension of River Drive, forming a 90 degree angle to the right on a straight line, 227 feet to a point in the southerly margin of a right-of-way reserved for the extension of River Drive; thence on an arc to the right, a distance of 39.3 feet to a point in the westerly margin of Hydes Ferry Pike; thence in a southerly direction with said right of way to the point of beginning.

Being part of the property conveyed to Thomas Elmer Schroeder and wife, Barbara Hurt Schroeder, by deed from Thurman P. Billingsley and wife, Annie Myrtle Billingsley, as of record in Book 3951,page 478, Register's Office.

This conveyance is made subject to restrictions of record in Book 3186, page 355.

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.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

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 12th day of February, 1974.

Barbara Hurt Schroeder
Barbara Hurt Schroeder

Thomas Elmer Schroeder
Thomas Elmer Schroeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas Elmer Schroeder and wife, Barbara Hurt Schroeder 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 13th day of February, 1974.

My commission expires: 7-23-74

Mary Ann Selley
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 $ 4,500.00

William B. Lockridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 19 74

MY COMMISSION EXPIRES: 7-23-74 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM

THOMAS ELMER SCHROEDER

AND WIFE

TO

WILLIAM B. LOCKRIDGE AND

WIFE

C 4 2 0 1 8

IDENTIF. REFERENCE

FEB 14 2 52 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
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