This instrument prepared by:
John W. Kelley
3rd Natl. Bk. Bldg. Nashville, Tenn.

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 160-7<br>14 PW | Mr/Mrs Donald Trotter<br>same as below | Jno. W. Murphree Co.<br>1283 Murfreesboro Road<br>Nashville, Tennessee |
| FIELD BOOK NUMBER(S)<br>6D-40515 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>Baxter Lane | LOAN OR ACCOUNT NO.<br>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 of which is hereby acknowledged,

| | | | | | |
|---|---|---|---|---|---|
| EB27 | CONV | 62,950.00 | | | |
| EB27 S'TAX | | | A* 163.54 | | |
| EB27 PR'FEE | | | A* .50 | | |
| EB27 | W'DEED | | A* 4.00 | * | 168.04 |

CLARICE REED
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DONALD F. TROTTER and wife, JOANNE W. TROTTER

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 in the 6th Civil District of said County, being part of Lot No. 10 on the unrecorded plan of the Subdivision of the Baxter 110-acre tract of land east of Franklin Pike, described according to a survey made by Erle Drake, County Surveyor, January 10, 1918, as follows: BEGINNING in the center of Baxter Lane at the northeast corner of the property conveyed to Harry A. Burkitt and wife, by deed from B. A. Moore and wife, of record in Book 2142, page 395; thence with said Burkitt's easterly line, southwardly 488.8 feet to his southeast corner, being a point on the line between Lots Nos. 10 and 17; thence with the line between said two lots, eastwardly 197.8 feet to the westerly margin of a 50 foot right of way and abandoned by instrument of record in Book 2297, page 11; thence with the westerly margin of said abandoned right of way northwardly 488.8 feet to the center of Baxter Lane; thence with the center of same, westwardly 197.8 feet to the beginning.

Being the same property conveyedto Clarice Reed, by deed from Marion E. Franks of record in Book 4117, page 974.

This conveyance is made subject to that portion of the premises within the bounds of Baxter Lane.

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 1974 taxes which have been prorated and assumed by 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 February, 1974

Clarice Reed
Clarice Reed

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me, Virginia Phillips, a Notary Public in and for the State and County aforesaid, personally appeared the within named Clarice Reed

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of February, 1974.

My commission expires: 8-18-75

Virginia Phillips
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 $ 62,950.00

Donald F. Trotter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28nd DAY OF February, 1974

MY COMMISSION EXPIRES: 8-18-75 (AFFIX SEAL)

Virginia Phillips
Notary Public

WARRANTY DEED

FROM

CLARICE REED

TO

DONALD F. TROTTER AND WIFE

C 43659

IDENTIF. REFERENCE

FEB 27 3 26 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD

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