BOOK 4843 PAGE 392

Book 4843 Page 392

This Instrument prepared by:
John W. Kelley, Attorney
Nashville, Tennessee

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 106-11 RPW | G. Keeling Turner, II<br>329 Union Street<br>Nashville, Tennessee | New Owner |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| | | 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) cash in hand paid, the receipt of which is hereby acknowledged and in further consideration of the assumption by the grantee of the balance owed by the Grantors on a certain installment deed note secured by an installment deed of record in Book 4768, page 800,

| | | | | | |
|---|---|---|---|---|---|
| AUG 14 92 | CONV | *2,000.00 | | | |
| AUG 14 92 | S'TAX | | A* | 5.20 | |
| AUG 14 92 | PR'FEE | | A* | .50 | |
| AUG 14 92 | W'DEED | | A* | 4.00 | * 9.70 |

We, JOHN R. HICKEY and wife, SYLVIA Q. HICKEY, and JOHN J. CLAXTON and wife, MARY ANN R. CLAXTON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto G. KEELING TURNER, II (our two-thirds undivided interest as tenants in common with one, Steve R. Wherry in the below described property,

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. 8 on the Plan of Interstate Park South, Section 3, as of record in Book 4460, page 191.

Said Lot No. 8 fronts 97 feet on the southerly side of Hill Avenue and extends back 194.36 feet on the easterly line and 200.84 feet on the westerly line, to a dead line measuring 97.21 feet thereon.

Being the same property conveyed to Steve R. Wherry, John R. Hickey and John J. Claxton, II, as tenants in common, by deed from McDowell Development Corporation, of record in Book 4768, page 800.

It is understood that by this conveyance the Grantors do convey to G. Keeling Turner, II, their two-thirds (2/3) interest in the subject property and that G. Keeling Turner shall own the fee to 2/3 of the property and Steve R. Wherry shall own the fee to 1/3 of the property as tenants in common.

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 herein described.

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 10 day of Aug, 19 94.

John J. Claxton
John J. Claxton

John R. Hickey
John R. Hickey

Mary Ann R. Claxton
Mary Ann R. Claxton

Sylvia Q. Hickey
Sylvia Q. Hickey

BOOK 1843 PAGE 393

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lois V. Hickey, a Notary Public in and for the State and County aforesaid, personally appeared the within named John R. Hickey and wife, Sylvia O. Hickey and John J. Claxton and wife, Mary Ann R. Claxton

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 10th day of August, 1974.

My commission expires: August 30, 1977

Lois V. Hickey
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 $ 2,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August 1974

MY COMMISSION EXPIRES: 5-23-76 (AFFIX SEAL) Notary Public

STATE OF TENNESSEE • DAVIDSON COUNTY • REGISTER'S OFFICE

C 6 7 1 5 2

IDENTIF. REFERENCE

AUG 14 2 50 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JOHN R. HICKEY AND WIFE, ET AL

TO
G. KEELING TURNER, II

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

File: Keeling Turner
329 Union Street

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