THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4858 PAGE 74

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-11-60	Mr/Mrs Garnie Simpson same as below	Guaranty Mortgage Company First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S) 8DA-32862	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 606 Fordomatic Drive	LOAN OR ACCOUNT NO. 28346 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, 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 January 3, 1973, in the original principal sum of $22,000.00, payable to Guaranty Mortgage Company of Nashville, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Richard L. Hughes and wife, to Herschel Greer, Trustee, as of record in Book 4670, page 5,

RICHARD L. HUGHES and wife, ANDROMEDIA JILL HUGHES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GARNIE E. SIMPSON and wife, PATRICIA A. SIMPSON

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. 417 on the Plan of Charlotte Park, Section VI, as of record in Book 2900, pages 7 and 8.

Said Lot No. 417 fronts 70 feet on the north side of Fordomatic Drive and runs back 147 feet on the west line and 158.8 feet on the east line, to a dead line, which is a broken line, on which it measures 97.2 feet.

Being the same property conveyed to Richard L. Hughes and wife, Andromedia Jill Hughes, by deed from Ara K. Mayo, as of record in Book 4670, page 3.

This conveyance is made subject to (1) restrictions in Book 2921, page 412, and (2) Agreement in Book 2593, page 566.

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 1974taxes which Buyers assume and agree to pay.

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 3rd day of October, 1974.

Andromedia Jill Hughes

Andromedia Jill Hughes

Richard L. Hughes

Richard L. Hughes

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Richard L. Hughes and wife, Andromedia Jill Hughes 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 3rd day of October, 19 74.

Douglas A. Brace
Notary Public

My commission expires: 4/23/78

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY, TN.

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 $ 28,544.97

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 19 74

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL)

Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM RICHARD L. HUGHES AND WIFE

TO GARNIE E. SIMPSON AND WIFE

C 7 3 9 4 9

IDENTIF. REFERENCE

OCT 7 11 23 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

OCT-7 CONV 28,544.97
OCT-7 S'TAX A* 14.10
OCT-7 PR'FEE A* .50
OCT-7 W'DEED A* 4.00 * 78.60

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