THIS INSTRUMENT PREPARED BY:

BOOK 4944 PAGE 813

DAVID B. HERBERT
ATTORNEY AT LAW

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP/PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr/Mrs H. C. McCoy, Sr.	Guaranty Mortgage Company First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S) 2D-41180	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2735 Mossdale Drive	LOAN OR ACCOUNT NO. 30586 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,

HENRY A. McGUFFEY, JR., and wife, BETTIE R. McGUFFEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto H. C. McCOY, SR., and wife, DONNA A. McCOY

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. 230 on the Plan of Edge-O-Lake Estates, Section 3, as of record in Book 3600, page 82, Register's Office.

Said Lot No. 230 fronts 84.82 feet on the south side of Mossdale Drive and runs back between lines, 161.13 feet on the easterly line and 209.21 feet on the westerly line, to a line in the rear on which it measures 81.09 feet.

Being the same property conveyed to Henry A. McGuffey,Jr., and wife, Bettie R. McGuffey, by deed from Bennie R. Forrest and wife, as of record in Book 4491, page 413.

This conveyance is made subject to restrictions of record in Book 3818, page 728.

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 1975 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 23rd day of August, 1975.

Henry A. McGuffey, Jr.

Bettie R. McGuffey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Henry A. McGuffey, Jr., and wife, Bettie R. McGuffey 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 23rd day of August, 1975.

Douglas A. Brace
Notary Public

My commission expires: 4/23/78

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:

$ 35,500.00

X H. C. McCoy, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 19 75

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

Douglas A. Brace
Notary Public

WARRANTY DEED

FROM

HENRY A. McGUFFEY, JR.,

AND WIFE

TO

H. C. McCOY, SR., AND WIFE

D 12625

IDENTIFICATION REFERENCE

AUG 26 10 05 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

0025 10 CONV 35,500.00
0025 10 STAX 93.30
0025 10 RECFEE .50
0025 10 MTGTAX 4.00 * 96.00

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