THIS INSTRUMENT PREPARED BY:

David B Herbert

DAVID HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4959 PAGE 917

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
69-12-79	Mr/Mrs. Thomas J. Mann	Guaranty Mortgage Co. First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 30534
13DA-45605		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,

OCT-8 75 CONV 23,500.00
OCT-8 75 S'TAX A* 61.10
OCT-8 75 PR'FEE A* .50
OCT-8 75 W'DEED A* 4.00 * 65.60

THOMAS M. BROWN and wife, MOLLIE P. BROWN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS J. MANN and wife, VERA MANN

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 Orchard Hill, as of record in Book 2663, page 98.

Said lot fronts 68 feet on the easterly side of Courtney Avenue and runs back 243.6 feet on the north line and 271.3 feet on the south line, to a dead line in the rear on which it measures 112.7 feet.

Being the same property conveyed to Thomas M. Brown and wife, Mollie P. Brown, by deed from A. A. Dugger and wife, Sally L. Dugger, as of record in Book 3218, page 366.

This conveyance is made subject to restrictions in Book 2860, page 283.

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,

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, 19 75

Thomas M. Brown

Mollie P. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Thomas M. Brown and wife, Mollie P. Brown

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 75.

My commission expires: 7-27-77

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 TRANSPER IS $23,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 19 75

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

WARRANTY DEED
DBH:mas

FROM
THOMAS M. BROWN AND WIFE

TO
THOMAS J. MANN AND WIFE

D 19217

TENNESSEE REFERENCE

OCT 8 2 35 PM '75

FEE 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