THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4963 PAGE 127

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
129-4-63	GEORGE J. FLANIGEN, ET UX LIZ F. FLANIGEN	First Federal Savings & Loan Union at Fourth Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 503256-3
8D-75180	141 Keyway Drive	PROPERTY IS XX 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 and other good and valuable considerations, the receipt of which is hereby acknowledged; and in the 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 August 23, 1971 in the original principal sum of $25,500.00 payable to First Federal Savings & Loan Association of Nashville, in accordance with the terms and conditions therein, and being secured by a deed of trust executed by Enrico I. Ricafort and wife, Zenaida M. Ricafort to T. I. Holman, Jr., Trustee, of record in Book 4531, page 677, said Register's Office; we

ENRICO I. RICAFORT and wife, ZENAIDA M. RICAFORT,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE J. FLANIGEN AND WIFE, LIZ F. FLANIGEN,

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. 66 on the Map of West Meade Farms, Section III, as of record in Book 1835, page 4, Register's Office for said County.

Said Lot No. 66 fronts 201 feet on the southwesterly side of Keyway Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Enrico I. Ricafort and wife, Zenaida M. Ricafort by deed from Charles G. McCallen and wife, Mary A. McCallen, of record in Book 4531, page 675, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1851, page 258, said Register's Office.

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 17th day of October, 19 75

ENRICO I. RICAFORT

ZENAIDA M. RICAFORT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4963 PAGE 128

Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Enrico I. Ricafort and wife, Zenaida M. Ricafort,

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 17th day of October, 1975.

My commission expires: 7-27-77

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 $38,262.29

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 19 75

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

D 20710

IDENTIF. REFERENCE

OCT 21 9 30 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DBH:jpr

WARRANTY DEED

FROM

ENRICO I. RICAFORT & WIFE,

ZENAIDA M. RICAFORT

TO

GEORGE J. FLANIGEN AND WIFE,

LIZ F. FLANIGEN

Please return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd Nat'l Bank Bldg.
Nashville, Tennessee
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared OCT21'75 CONV 38,262.29 and _____, with whom I am personally acquainted, and who upon oath acknowledged OCT21'75 TAX A* 99.58 to be the _____ and OCT21'75 PRFEE A* .50, respectively, of _____, a corporation, the bargainor, and that OCT21'75 WDEED A* 4.00 * 104.08, 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: _____