...ton, L & C Tower
...ville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
130-15-78	Ms. Cecelia C. Hilton	First Federal Savings & Loan Fourth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 06043714
FH-4600	2509 Hemingway Drive	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 grantee herein to pay the principal balances now due, plus future interest on two notes payable to First Federal Savings & Loan Association; (1) dated September 13, 1972 for the original sum of $24,000.00, payable in monthly installments as set forth in said note, with interest as set out therein and secured by a deed of trust executed by Douglas A. Brace and wife, Linda S. Brace to Louis R. Linx, Trustee, as of record in Book 4637, page 739, and (2) dated December 6, 1974, for the original sum of $6,432.00, payable as set out in said note, with interest as set forth therein, and secured by a deed of trust executed by Douglas A. Brace and wife, Linda S. Brace, to T. I. Holman, Jr., Trustee, as of record in Book 4873, page 486 as corrected in Book 4876, page 348,

DOUGLAS A. BRACE and wife, LINDA S. BRACE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CECELIA C. HILTON

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. 12 of Block "B" on the Map of Tyne Meade, Section III, as of record in Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 171.3 feet on the south side of Hemingway Drive and runs back between lines, 220.7 feet on the west line and 220 feet on the east line, to a dead line in the rear, measuring 192.8 feet thereon.

Being the same property conveyed to Douglas A. Brace and wife, Linda S. Brace, by deed from Otis B. Cheshire, Jr., and wife, as of record in Book 4637, page 737, Register's Office for Davidson County, Tennessee.

~~This conveyance is made subject to restrictions in Book 1489 page 471~~

MAY30 78	CONV	65,000.00			
MAY30 78 S'TAX			B*	169.00	
MAY30 78 PR'FEE			B*	.50	
MAY30 78	W'DEED		B*	4.00	* 173.50

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 1978 taxes which have been prorated and assumed by Grantees.

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 30th day of May, 1978.

Douglas A. Brace

Linda S. Brace

BOOK 5291 PAGE 130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Douglas A. Brace and wife, Linda S. Brace 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 30 day of May, 1978.

Mary Ann Selley
Notary Public

My commission expires: 4-18-82

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____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Cecelia C. Hilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May 1978

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL)

Mary Ann Selley
Notary Public

E 67821

WARRANTY DEED

FROM

DOUGLAS A. BRACE AND WIFE

TO

CECELIA C. HILTON

IDENTIF. REFERENCE

MAY 30 10 11 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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____.

_____
Notary Public

My commission expires: