BOOK 5292 PAGE 49

This Instrument Prepared by:
Douglas A. Brace, Attorney
23rd Flr. L & C Tower, Nashville, TN.

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 131-10-19 | Mr/Mrs Douglas A. Brace | First Federal Savings & Loan<br>Fourth & Union<br>Nashville, TN. 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| FH-9940 | 4604 Tara 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,

| | | | | | |
|---|---|---|---|---|---|
| MAY31 78 | CONV | 90,000.00 | | | |
| MAY31 78 | CONV | 12,000.00 | | | |
| MAY31 78 | S'TAX | | B* | 265.20 | |
| MAY31 78 | PR'FEE | | B* | .50 | |
| MAY31 78 | W'DEED | | B* | 4.00 | * 269.70 |

WARREN T. YORK and wife, MARTHA L. YORK
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DOUGLAS A. BRACE and wife, LINDA S. BRACE

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. 26 on the Plan of Seven Hills, Section III, as of record in Book 2663, page 89, Register's Office for Davidson County, Tennessee.

Said Lot fronts 200 feet on the easterly side of Tara Drive and extends back 424.5 feet on the northerly line, which is a broken line, and 360.5 feet on the southerly line, to a dead line, which is a broken line, measuring 102.1 feet thereon.

Being the same property conveyed to Warren T. York and wife, Martha L. York, by deed from W. Wilson Smith and wife, Ann A. Smith, as of record in Book 4240, page 392, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions in Book 2881, page 552.

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 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 30 day of May , 19 78

Warren T. York

Martha L. York

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 Warren T. York and wife, Martha L. York 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.

My commission expires: 10-18-81

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

$102,000.00

Affiant

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

MY COMMISSION EXPIRES: 10-18-81 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM WARREN T. YORK AND WIFE

TO DOUGLAS A. BRACE AND WIFE

E 68233

IDENTIF. REFERENCE

MAY 31 2 23 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

Feb 1st Fed

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