Douglas A. Fryer

Box 36

3rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-6-18	F & F, a Joint Venture 2202 Golf Club Lane Nashville, TN.37215	Third National Mortgage Co. P. O. Box 2628 Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
7DA-23620	2204-06 Golf Club Lane	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,

BOOK 6421 PAGE 131

SARA HITCHCOCK STEPHENS VROOMAN and husband, WILLIAM P. VROOMAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto F & F, a Joint Venture comprised of Harvey C. Fennell and wife, Nancy P. Fennell; and Marc Fortune and wife, Marjean Coddon

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. 3 of Block 3 on the Map of M. V. Davidson's Hillsboro Highlands, as of record in Book 843, page 23.

Said Lot No. 3 fronts 110 feet on the northerly side of Golf Club Lane and runs back between parallel lines along the easterly margin of 23rd Avenue, South, 200 feet to a dead line.

Being the same property conveyed to Sara Hitchcock Stephens in fee simple, subject to a retained Life Estate in Ralph L. Hitchcock by quitclaim deed from Steven L. Lefkovitz, Trustee, as of record in Book 5481, page 978, the said Ralph L. Hitchcock having since died.

The above named William P. Vrooman joins in this instrument for the purposes of conveying any right, title and interest he may have in and to the above described property.

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 2nd day of November, 1984.

William P. Vrooman
William P. Vrooman

Sara Hitchcock Stephens Vrooman
Sara Hitchcock Stephens Vrooman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6421 PAGE 132

Before me, ~~the undersigned~~, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Sara Hitchcock Stephens Vrooman and husband, William P. Vrooman

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 2 day of November, 19 84.

My commission expires: 4-20-86

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

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 $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF Nov. 84

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

FROM SARA HITCHCOCK STEPHENS VROOMAN

TO

I 62023

IDENTIF. REFERENCE

Nov 7 11 29 AM '84

REGISTER DAVIDSON COUNTY, TN

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
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

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6421 PAGE 133

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

127000.00- CAMT.
330.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 336.70-
5328A11/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 2 0 2 3

IDENTIF. REFERENCE

Nov 7 11 29 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0083426