This Instrument Prepared By:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 6894 PAGE 348

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
156-2-157	Mr/Mrs John A.Witherspoon	Atlantic Coast Mortgage Co. 3975 University Drive Suites 100-210 Fairfax, VA 22030
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-61364	881 Beech Bend 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,

FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN
JUN 23 11 00 AM '86

IDENTIFICATION REFERENCE

13096

NORMAN ROSENGARTEN and wife, PATSY L. DICKENS ROSENGARTEN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN A. WITHERSPOON and wife, LEIGH P. WITHERSPOON

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. 645 on the Plan of Harpeth Woods Section, Harpeth Valley Park, as of record in Book 4860, page 111, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Norman Rosengarten and wife, Patsy L. Dickens Rosengarten, by deed from George Kenneth McGill and wife, Elizabeth McGill, as of record in Book 6407, page 525.

This conveyance is made subject to restrictions of record in Book 5197, page 123; Book 5228, page 718 and Book 5051, page 92, and any and all zoning regulations, easements and rights of way for public utilities applicable to this property and all matters shown on the recorded plan of record in Book 4860, page 111.

The said John A. Witherspoon being the one and same person as John A. Witherspoon, IV.

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 1986 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 3rd day of June, 1986.

Norman Rosengarten
Norman Rosengarten

Patsy L. Dickens Rosengarten
Patsy L. Dickens Rosengarten

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Norman Rosengarten and wife, Patsy L. Dickens Rosengarten 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 3 day of June, 1986.

My commission expires: 4-19-1987

Jerry W. Blair
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 $79,500.00

John A. Witherspoon III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF June 19

MY COMMISSION EXPIRES: 7-9-89 (AFFIX SEAL)
Notary Public

WARRANTY DEED

FROM
NORMAN ROSENGARTEN AND WIFE

TO
JOHN A. WITHERSPOON AND WIFE

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: _____

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

79500.00- CAMT.
206.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 213.20-
851 0A06/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13096

IDENTIFICATION REFERENCE

JUN 23 11 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 262025