BOOK 4330 PAGE 220

This Instrument Was Prepared by
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 209377

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 106-11 Parcels 2 & 3	J. B. Elizer & Steve R. Wherry 410 Union Street Nashville, Tennessee 37219	Security Federal S & L Assn. 500 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 6DA-12250 & 6DA-12270	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 201-203-205-207-209 Crutchfield Avenue	LOAN OR ACCOUNT NO. 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 all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantees herein to pay, the principal balances now due, plus future interest, on two certain promissory notes as follows: (1) one note, dated July 3, 1959, in the original principal sum of $8,500.00, payable to First American National Bank at $69.46 per month, and the unpaid balance payable in the 120th payment, including interest at 5½% per annum, secured by a deed of trust of record in Book 2940, page 567; and (2) a second note, dated April 5, 1966, in the original principal sum of $12,000.00, payable to Security Federal Savings & Loan Association at $101.27 per month, including interest at 4½% per annum and a 1½% service fee per annum, being secured by a deed of trust of record in Book 4004, page 137,

ERVIN THOMAS SAIN, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. B. ELIZER and STEVE R. WHERRY,

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 parts of Lots Nos. 8 and 9 on the Map of Charles T. Cole Property, as of record in Book 161, page 32, described as follows:

Said parts of said lots adjoin and front together 250 feet on the westerly side of Crutchfield Avenue, and run back between parallel lines, along the southerly margin of Hill Avenue, 150 feet to a dead line.

Being the same property conveyed to Ervin Thomas Sain, by two deeds from Fannie Hill Sain, as of record in Book 2157, page 167, and by deed of record in Book 2645, page 253.

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 for 1969 Metro Taxes, which have been prorated and assumed by the Buyers.

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 April, 1969

Ervin Thomas Sain
Ervin Thomas Sain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Ervin Thomas Sain, unmarried,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 30th day of April, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

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 $ 25,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 69

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL) Reau E. Folk Jr. Notary Public

WARRANTY DEED
REF: 1s

FROM ERVIN THOMAS SAIN, unmarried

TO J. B. ELIZER and R. STEVE WHERRY

A 39298

IDENTIF. REFERENCE

MAY 2 12 05 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-2	CONV	25,200.00			
MAY-2	STATE'S TAX		A*	65.52	
MAY-2	REG'FEE		A*	.50	
MAY-2	W'DEED		A*	3.00	* 69.02

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Folk; Reau Folk

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