Owner
James Robert Humphreys
183 Belle Grove Dr
Nashville

Tax Bills
Same

THIS INSTRUMENT PREPARED

BOOK 4483 PAGE 692

Map 131-3
Par. 46
Par

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Thousand Three Hundred Fifty-Three and 69/100 ($8,353.69) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the grantees and their agreement to pay the unpaid balance on that certain note in the original principal sum of Twelve Thousand Three Hundred Fifty and No/100 ($12,350.00) Dollars, (present balance being Eight Thousand One Hundred Forty-Six and 31/100 Dollars), payable to First and Mid-South Mortgage Corporation and which note is secured by a deed of trust of record in Book 2832, page 391, Register's Office of Davidson County, Tennessee, we, JOHN H. HARRIS, JR. and wife, DINAH L. HARRIS, have this day bargained and sold and do by these presents hereby transfer and convey unto

JAMES ROBERT HUMPHREYS and wife,
JUDITH SIMMONS HUMPHREYS,

their heirs and assigns, the following described real estate situated in Davidson County, Tennessee, and more particularly described, to-wit:

Being Lot No. Forty-Two (42) on plan of Colonial Heights, as shown by the recorded plat thereof, of record in Book 1130, page 102, Register's Office of Davidson County, Tennessee, and which lot fronts 70 feet on the south side of Warfield Drive and runs back between parallel lines a distance of 236.5 feet.

SUBJECT to the plan of record in Book 1130, page 102 in said Register's Office which shows a 50 foot set back line from Warfield Drive and a 10 foot easement along the rear of said lot for public utilities and subject further to the Restrictive Covenants contained in instrument filed and recorded in Book 1430, page 429 of said Register's Office, to which reference is here made for full details.

Being the same property conveyed to John H. Harris, Jr., by deed of Elizabeth G. Archie, dated May 20, 1965, and of record in Book 3895, page 166, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the said James Robert Humphreys and wife, Judith Simmons Humphreys, their heirs and assigns, forever in fee simple.

WE COVENANT with the grantees, their heirs and assigns, that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to sell and convey the same and that the title

thereto is clear and free from any lien or incumbrance whatsoever except for the note and deed of trust hereinabove referred to and of record in Book 2832, page 399, and City and County taxes for the calendar year 1971, all of which are assumed by the grantees, and we will forever warrant and defend the same against the lawful claims and demands of all other persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 3rd day of ~~February~~ March, 1971.

B 0 6 5 2 7

IDENTIF. REFERENCE T

MAR 3 3 16 PM '71

FEE ... REGISTER DAVIDSON COUNTY, TENN.

John H. Harris, Jr.

Dinah L. Harris

Dinah L. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of ~~February~~ March, 1971, before me personally appeared John H. Harris, Jr. and wife, Dinah L. Harris, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

My commission expires November 19, 1973

Clara Lee Pitt
Notary Public

I or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is: $ 16,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James R Humphreys
Affiant

Subscribed and sworn to before me this the 3 day of March 1971

MAR-3E CONV 16,500.00
MAR-3E S'TAX A* 42.90
MAR-3E PR'FEE A* .50
MAR-3E W'DEED A* 3.00 * 46.40