This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-225697

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
162-2-105	Mr/Mrs Foster A. Gregory same as below	Commerce Union Bank P. O. Box 60387 Nashville, Tennessee
FIELD BOOK NUMBER(S) 5D-51502	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4121 Coleridge Drive	LOAN OR ACCOUNT NO. 1412 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

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 balance now due, plus future interest, on a certain note, dated June 1, 1969, in the original principal sum of $19,600.00, payable to Commerce Union Bank, in monthly installments of $137.05, including principal and interest at the rate of 7-1/2% per annum, and being secured by a deed of trust executed by Jimmy Ray Hunter and wife, Gloria Jane Hunter, to James A. Green, Trustee, of record in Book 4329, page 851.

JIMMY RAY HUNTER and wife, GLORIA JANE HUNTER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FOSTER A. GREGORY and wife, ROSE MARY GREGORY,

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. 74, Colewood Acres, Section 2, as of record in Book 3700, page 135.

Beginning at a point on the southeasterly margin of Coleridge Court which is a common corner of Lots 73 and 74; thence southeasterly 102.6 feet to a point which is a common corner of Lots 73, 75, and 74; thence northeasterly 122.8 feet along the line between lots 75 and 74, to a point on the southwesterly margin of Coleridge Drive which point is a common corner of Lots 75 and 74; thence along said margin northwesterly 99.24 feet to a point; thence around a curve 39.27 feet to a point on the southeasterly margin of Coleridge Court; thence along said margin 91.00 feet to the point of beginning.

Being the same property conveyed to Jimmy Ray Hunter and wife, Gloria Jane Hunter, by deed from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin, of record in Book 4329, page 849.

This conveyance is made subject to restrictions of record in Book 4158, page 42; amended in Book 4178, page 738.

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 1972 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 2nd day of May, 1972.

Gloria Jane Hunter

Gloria Jane Hunter

Jimmy Ray Hunter

Jimmy Ray Hunter

STATE OF ~~MISSISSIPPI~~ ALABAMA
COUNTY OF ~~MONROE~~ WINSTON

BOOK 4600 PAGE 394

Before me, J. Ottis Williams, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Jimmy Ray Hunter and wife, Gloria Jane Hunter

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 Haleyville, Alabama this, the 4 day of May, 19 72.

My commission expires: 1975

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

$ 23,022.29

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 19 72

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF: VS

FROM JIMMY RAY HUNTER AND WIFE

TO FOSTER A. GREGORY AND WIFE

B 58950

IDENTIF. REFERENCE

MAY 11 8 58 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
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 _____.

MAY 11 '72 CONV 23,022.29
MAY 11 '72 TAX A* 59.80
MAY 11 '72 FEE A* .50
MAY 11 '72 DEED A* 4.00 * 64.30

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public