BOOK 4615 PAGE 117

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

WARRANTY DEED

TTC-226261

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-16-364	Earl G. Hudgins same as below	The Lomas & Nettleton Company L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 11W-84865	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 307 Sentinel Drive	LOAN OR ACCOUNT NO. B2155307 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 grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 14, 1962, in the original principal sum of $7,750.00, payable to Federal National Mortgage Association, now the Lomas & Nettleton Company, in monthly installments of $42.86 each, including principal and interest at the rate of 5-1/2% per annum, said note being secured by a deed of trust executed by Jerry L. Poole and wife, of record in Book 3447, page 209, said debt having been assigned to Federal National Mortgage Association by instrument of record in Book 3659, page 502.

JERRY WAYNE BLAIR and wife, JOY E. BLAIR,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EARL G. HUDGINS,

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. 97 on the Plan of Valley View Subdivision, Section III, as of record in Book 2330, page 138.

Said Lot fronts 50 feet on the west side of Sentinel Drive and runs back 130.98 feet on the north line and 133.24 feet on the south line, to a dead line and measures 50 feet.

Being the same property conveyed to Jerry Wayne Blair and wife, Joy E. Blair, by deed from Betty Louise Marsh and husband, Jerry Douglas Marsh, of record in Book 4254, page 915.

This conveyance is made subject to restrictions of record in Book 2446, page 146, made applicable by instrument of record in Book 2746, page 540.

JUN30≈	CONV	*8,415.53			
JUN30≈S'TAX			A*	21.84	
JUN30≈PR'FEE			A*	.50	
JUN30≈	W'DEED		A*	4.00	* 26.34

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 assumed by the Buyer.

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 16th day of June, 19 72

Joy E. Blair

Joy E. Blair

Jerry Wayne Blair

Jerry Wayne Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jerry Wayne Blair and wife, Joy E. Blair 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 16th day of June, 1972.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975

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____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,415.53

Earl G. Hudgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 1972

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

Helen D. Scott
Notary Public

B 65689

IDENTIF. REFERENCE

JUN 30 10 48 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF: VS

FROM JERRY WAYNE BLAIR AND WIFE

TO EARL G. HUDGINS

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

Folk, Allen & 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____.

_____
Notary Public

My commission expires: