THIS INSTRUMENT PREPARED BY:

BOOK 4819 PAGE 219

DAVID B. HERBERT

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP, PARCEL NUMBER AND PLAN. | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| AMOUNT NASHVILLE, PLAN. 102-8-35 | Mr/Mrs. Johnny Ray Boyd | Home Federal Savings & Loan Assn. Life and Casualty Tower Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S) 8DA-48545 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 849 Russleo Drive | LOAN OR ACCOUNT NO. 546403-3 |
| | | 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 balance now due, plus future interest on a certain note, dated March 7, 1973, payable to Home Federal Savings and Loan Association, payable in monthly installments as set forth in said note including interest as set out therein, and being secured by a deed of trust executed by Phillip D. Henderson and wife to Charles Nelson, Jr., Trustee, of record in Book 4687, page 518,

PHILLIP D. HENDERSON AND WIFE, SUSAN W. HENDERSON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Johnny Ray Boyd and wife, Sarah Jane Boyd

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. 40 on the Plan of Horton Heights, Section IV, as of record in Book 1835, page 129.

Said Lot No. 40 fronts 84 feet on the southwesterly side of Russleo Drive, and runs back 241.1 feet on the southeasterly line and 230.9 feet on the northwesterly line to a dead line in the rear on which it measures 115 feet.

Being the same property conveyed to Phillip D. Henderson and wife, Susan W. Henderson, by deed from Margaret W. Winton, of record in Book 4687, page 516.

This conveyance is made subject to restrictions in Book 2087, page 566, as amended in Book 2093, page 49, said Register's Office.

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 1974 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 28 day of May, 1974.

Susan W. Henderson
SUSAN W. HENDERSON

Phillip D. Henderson
PHILLIP D. HENDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Phillip D. Henderson and wife Susan W. Henderson

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 28 day of May, 19 74.

My commission expires: 7-27-77

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 $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May 19 74

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL) Notary Public

C 5 6 0 7 5

IDENTIF. REFERENCE

MAY 28 12 14 PM '74

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM PHILLIP D. HENDERSON AND WIFE

TO JOHNNY RAY BOYD AND WIFE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

MAY28 CONV 30,000.00
MAY28 S'TAX A* 78.00
MAY28 PTFEE A* .50
MAY28 W'DEED A* 4.00 * 82.50

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____.