THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

BOOK 4822 PAGE 580 CHAS. E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
50-14-40	Mrs. Earline E. Flanagan	Home Federal Savings & Loan L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 12D-34340	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3225 Doverside Drive	LOAN OR ACCOUNT NO. 80-073-6 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 May 7, 1973, in the original principal sum of $17,950.00, payable to Home Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as provided for in said note, and being secured by a deed of trust executed by Charlie V. Penticost and wife to Charles Nelson, Jr., Trustee, as of record in Book 4706, page 530,

CHARLIE V. PENTICOST and wife, BONNIE SUE PENTICOST

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MRS. EARLINE E. FLANAGAN

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. 721 on the Map of Parkwood Estates, Section 4, as of record in Book 3300, page 79.

Said Lot No. 721 fronts 80 feet on the northerly side of Doverside Drive and runs back between parallel lines, 140 feet to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Charlie V. Penticost and wife, Bonnie Sue Penticost by deed from Eli Mitchell and wife, Jean A. Mitchell, as of record in Book 4706, page 528.

This conveyance is made subject to restrictions of record in Book 3434, page 270, amended in Book 3616, page 269, further amended in Book 3702, page 519.

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 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 May, 1974.

Bonnie Sue Penticost

Charlie V. Penticost

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

Charlie V. Penticost and wife, Bonnie Sue Penticost

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 30th day of May, 1974.

My commission expires: 7/27/77

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

JUN-6 CONV 25,300.00
JUN-6 STAX A* 65.78
JUN-6 PTFEE A* .50
JUN-6 W'DEED A* 4.00 * 70.28

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

$ 25,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 1974

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

C 57646

IDENTIF. REFERENCE

JUN 6 2 38 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
CHARLIE V. PENTICOST AND WIFE

TO
MRS. EARLINE E. FLANAGAN

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
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 _____.

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

My commission expires:

Notary Public