THIS INSTRUMENT PREPARED BY:
David B. Herbert
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4816 PAGE 57

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
135-5-78	Mr/Mrs James E. Blackaby Same as Below	J.I. Kislak Mortgage Corporation 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S) 2D-8000	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 342 Ladybird Drive	LOAN OR ACCOUNT NO. 12 014600-5 TN 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 3, 1971, payable to J. I. Kislak Mortgage Corporation of Florida, 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 William S. Lovell and wife, to J. J. Foley, Jr., Trustee, of record in Book 4500, Page 444,

WILLIAM S. LOVELL and wife, EVELYN L. LOVELL hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES E. BLACKABY and wife, BARBARA BLACKABY

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. 87 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for said County.

Said Lot No. 87 fronts 72 feet on the easterly side of Ladybird Drive and extends back 191.75 feet on the north line and 193.43 feet on the south line to a dead line in the rear, measuring 72.02 feet thereon.

Being the same property conveyed to William S. Lovell and wife, Evelyn L. Lovell, by deed from Martin L. Zeitlin and wife, as of record in Book 4500, Page 442, said Register's Office.

This conveyance is made subject to restrictions filed for record in Book 3400, page 120, as amended by instrument of record in Book 3436, page 43.

AUG22	CONV	24,400.00			
AUG22	S'TAX		A*	63.44	
AUG22	PR'FEE		A*	.50	
AUG22	W'DEED		A*	4.00	* 67.94

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 20th day of August, 1974.

Evelyn L. Lovell

William S. Lovell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Jerry Blair, a Notary Public in and for the State and County aforesaid, personally appeared the within named WILLIAM S. LOVELL and wife, EVELYN L. LOVELL 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 20th day of August, 1974.

Jerry W. Blair
Notary Public

My commission expires: 4-1-75

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 $ 24,400.00

James E. Blackaby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 1974

MY COMMISSION EXPIRES: 4-1-75 (AFFIX SEAL)

Jerry W. Blair
Notary Public

C 68335

IDENTIF. REFERENCE

AUG 22 2 12 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

WILLIAM S. LOVELL AND WIFE

TO

JAMES E. BLACKABY AND WIFE

Return to: ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor - 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