THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY AT LAW

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WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-9-148	Mr/Mrs. John W. Holt same as below	New Owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-27805	603 Eastboro Drive	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 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 20, 1972, in the original principal sum of $7,000.00, payable to M. S. Hofstetter and Virginia C. Hofstetter, in monthly installments as set forth in said note, with interest as set out therein, and being secured by a Deed of Trust executed by William V. Sanders and wife, to O. B. Hofstetter, Jr., Trustee, as of record in Book 4605, page 22,

ROY LEE SAINT and wife, JUDY S. SAINT hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN W. HOLT and wife, MARY J. HOLT

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 part of Lot No. 19 on the Plan of the B. F. Cockrill Farm, as of record in Book 161, page 135, being Lot No. 11 and the southerly part of Lot No. 12 on the Plan of W. P. Evans Resubdivision of part of said Lot No. 19 of the B. F. Cockrill Farm, not of record, described according to a survey made by E. R. Southgate and Son, Surveyors, May 14, 1946, as follows:

BEGINNING on the westerly margin of Cowan Avenue at a point 100 feet north of the northerly margin of a 20 foot roadway; thence with the westerly margin of said Avenue, northwardly 100 feet; thence westwardly 185 feet; thence southwardly 100 feet to a point 100 feet north of the northerly margin of said 20 foot roadway; thence eastwardly 185 feet to the beginning.

Being the same property conveyed to Roy Lee Saint and wife, Judy S. Saint, by deed from William V. Sanders and wife, as of record in Book 4684, page 346.

This conveyance is made subject to restrictions in Book 1341, page 254.

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 28th day of August, 1974.

Roy Lee Saint

Judy S. Saint

THIS INSTRUMENT PREPARED BY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Roy Lee Saint and wife, Judy S. Saint 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 28th day of August, 1974.

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 $ 15,692.47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 1974

MY COMMISSION EXPIRES: 11-12-75 (AFFIX SEAL)

Notary Public

C 69279

IDENTIF. REFERENCE

AUG 29 3 28 PM '74

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM ROY LEE SAINT AND WIFE

TO JAMES W. HOLT AND WIFE

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

STATE OF TENNESSEE AUG 29 CONV 15,692.47
COUNTY OF DAVIDSON AUG 29 S'TAX A* 40.82
AUG 29 PR'FEE **.50
AUG 29 W'DEED A* 4.00 * 45.32

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