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

BOOK 4853 PAGE 486

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-6-315	Ella P. Mims same as below	Dobson & Johnson 311 Plus Park Boulevard Nashville, Tennessee 37217
FIELD BOOK NUMBER(S) 24W-6150	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3104 Acklen Avenue	LOAN OR ACCOUNT NO. 13790-009 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 grantee herein to pay the principal balance now due, plus future interest on a certain note, dated November 18, 1968, in the original principal sum of $17,950.00, payable to Dobson & Johnson, Inc., in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by James P. Hail and wife, to Albert Wm. Johnson, Trustee, as of record in Book 4287, page 380, said debt having since been assigned to The Lincoln Savings Bank, by instrument in Book 4303, page 224,

JAMES P. HAIL and wife, REBECCA R. HAIL
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ELLA P. MIMS

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. 14 of Block 3 on the Map of Fairfax Place, as of recordin Book 547, pages 137 and 138.

Said Lot No. 14 fronts 60 feet on the northerly side of Acklen Avenue and runs back between parallel lines, 157.13 feet to the south line of Lot No. 11 of said block.

Being the same property conveyed to James P. Hail and wife, Rebecca R. Hail, by deed from Herbert Elgin Eaton and wife, Jane Perkins Eaton, as of record in Book 4287, page 378.

SEP 19 74	CONV	29,900.00			
SEP 19 74	S'TAX		A*	77.74	
SEP 19 74	PR'FEE		A*	.50	
SEP 19 74	W'DEED		A*	4.00	* 82.24

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 16th day of September 1974.

Rebecca R. Hail

James P. Hail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1853 PAGE 487

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named James P. Hail and wife, Rebecca R. Hail 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 September, 1974.

Notary Public

My commission expires:
My Commission Expires April 23, 1978

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:

$ 29,900.00

Ella P. Mims
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 1974

MY COMMISSION EXPIRES: My Commission Expires April 23, 1978 (AFFIX SEAL)

Notary Public

My Commission Expires April 23, 1978

C 7 1 7 8 3

IDENTIF. REFERENCE

SEP 19 2 50 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM JAMES P. HAIL AND WIFE

TO ELLA P. MIMS

Return to: KELLEY, HERBERT & CRAWFORD
ORTALE, 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