INSTRUMENT PREPARED BY:

BOOK 4865 PAGE 448

DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
94-5-56	Lawrence Boden 940 South 13th Court Nashville, Tennessee	Dobson-Johnson Inc. 311 Plus Park Blvd. Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 16280-011
18W-11070	940 South 13th Court	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 assumpion of and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated February 27, 1973, in the original principal sum of $11,600.00, payable to Dobson-Johnson, Inc., 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 Ronnie E. Hatfield and wife, to Albert Wm. Johnson, Trustee, as of record in Book 4684, page 815, said debt having since been assigned to United Mutual Savings Bank, by instrument of record in Book 4740, page 578,

RONNIE E. HATFIELD and wife, PATRICIA S. HATFIELD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LAWRENCE BODEN

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. 106 on the Map of Shelby Heights Subdivision, Section 1, as of record in Book 2330, page 171.

Said Lot No. 106 fronts 50.0 feet on the west margin of South 13th Court and runs back 122.7 feet on the north line and 141.02 feet on the south line, which is a broken line, to a dead line in the rear measuring 65.6 feet thereon.

Being the same property conveyed to Ronnie E. Hatfield and wife, Patricia S. Hatfield, by deed from Roy E. Gifford and wife, as of record in Book 4684, page 813.

This conveyance is made subject to restrictions of record in Book 2810, page 475,

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

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 15 day of October, 1974.

Ronnie E. Hatfield

Patricia S. Hatfield

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Andrea Gail, a Notary Public in and for the State and County aforesaid, personally appeared the within named RONNIE E. HATFIELD AND WIFE, PATRICIA S. HATFIELD 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 15th day of October, 1974.

Notary Public

My commission expires: 5-4-75

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____.

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,397.82 X Lawrence Boden
Amant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 19__

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM RONNIE E. HATFIELD AND WIFE

TO LAWRENCE BODEN

C 76947

IDENTIF. REFERENCE

Nov 4 9 31 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

NOV-4[illegible] CONV 14,397.82
NOV-4[illegible] S'TAX A* 37.44
NOV-4[illegible] PR'FEE A* .50
NOV-4[illegible] W'DEED A* 4.00 * 41.94

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____.

Notary Public

My commission expires: