THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

ATTORNEY AT LAW, NASHVILLE, TENN.	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
159-0-137	Mr/Mrs. Ronald L. Huff 1255 West Hickory Springs Court Brentwood, Tennessee	BOOK 4867 PAGE 938 New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 5 157 046
FH-2755	Same	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 consideration, 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 June 7, 1971, in the original principal sum of $47,600.00 payable to Prudential Insurance Company of America 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 H. Wayne Posey and wife, Dorothy G. Posey to James E. Eden Trustee, as of record in Book 4510, page 96.

WE, H. WAYNE POSEY AND WIFE, DOROTHY G. POSEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONALD L. HUFF AND WIFE, DONNA F. HUFF

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. 16 on the Plan of Hickory Boulevard Estates, Section 2, as of record in Book 4175, page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 200 feet on the southerly side of West Hickory Springs Court and extends back 241.45 feet on the easterly line and 211.54 feet on the westerly line, to a dead line measuring 322.62 feet thereon.

Being the same property conveyed to H. Wayne Posey and wife, Dorothy G. Posey by deed from Haury & Smith Contractors, Inc., as of record in Book 4510, page 94, said Register's Office.

This conveyance is subject to restrictions filed for record in Book 4505 page 501, said Register's Office.

NOV13	CONV	90,000.00		
NOV13	CONV	15,000.00		
NOV13	S'TAX		A* 273.00	
NOV13	PR'FEE		A* .50	
NOV13	W'DEED		A* 4.00	* 277.50

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.

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 6th day of November, 1974.

Dorothy G. Posey

Dorothy G. Posey

H. Wayne Posey

H. Wayne Posey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4867 PAGE 939

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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TEXAS
COUNTY OF TARRANT

Before me, Lorraine E. Milton, a Notary Public in and for the State and County aforesaid, personally appeared the within named H. Wayne Posey and Dorothy G. Posey

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 Fort Worth, Texas, this, the 6th day of November, 19 74.

My commission expires: June 1, 1975 Lorraine E Milton Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 105,000.00

Agent

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 74

MY COMMISSION EXPIRES: 7-22-77 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

H. WAYNE POSEY AND WIFE,

DOROTHY G. POSEY

TO

RONALD L. HUFF AND WIFE,

DONNA F. HUFF

678074

IDENTIF. REFERENCE

Nov 13 2 58 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: 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