THIS INSTRUMENT PREPARED BY

BOOK 4879 PAGE 359

DAVID B. HERBERT
ATTORNEY-NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
105-14-21	Mr. & Mrs. Liggett M. Talley 2209 Elliot Avenue Nashville, Tennessee	First & Mid-South Companies, Inc.
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
22W-4190	2209 Elliot Avenue Nashville, Tennessee	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,

IDENTIFICATION REFERENCE

JAN 6 9 54 AM '75

FEE $ ... REGISTER
DAVIDSON COUNTY, TENN.

C83367

we, ALBERT H. BUCKINGHAM and wife, VILIA A. BUCKINGHAM hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LIGGETT M. TALLEY and wife, JOHNNIE M. TALLEY

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. 72 on the Plan of Waverly Place, as of record in Book 57, page 95, Register's Office for said County, described according to a survey by John Kohl, dated December 28, 1974, as follows:

BEGINNING at a point in the westerly margin of Elliott Avenue 62-1/2 feet south of the southerly margin of an alley; thence westerly parallel to the margin of said alley, 126 feet to a point; thence southerly 62-1/2 feet to a point; thence easterly 140 feet more or less to the westerly margin of Elliott Avenue; thence with the margin of the same, northerly 62-1/2 feet to the point of beginning..
Being the same property conveyed to Albert H. Buckingham and wife, Vilia A. Buckingham, by deed from Albert L. Garth, Jr., and wife, of record in Book 3702, page 483, Register's Office for said County.

JAN-6IN	CONV	39,500.00			
JAN-6IN	S'TAX		A*	102.70	
JAN-6IN	PR'FEE		A*	.50	
JAN-6IN	W'DEED		A*	4.00	* 107.20

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 for 1975 taxes which have been prorated and assumed by the grantees.

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 3rd day of January, 1975.

Albert H. Buckingham

Vilia A. Buckingham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Albert H. Buckingham and wife, Vila A. Buckingham

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 3rd day of January, 1975.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY, TN

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:

$ 39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 1975

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

Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Albert H. Buckingham and wife,
Vilia A. Buckingham

TO
Liggett M. Talley and wife,
Johnnie M. Talley

ORTALE, KELLEY, HERBERT & CRAWFORD
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