THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

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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
115-5-43	Mr/Mrs James Tallent same as below	Home Federal Savings & Loan 230 4th Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 8D-64580	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6841 Penneywell Drive	LOAN OR ACCOUNT NO. 546055-1 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 December 16, 1963, in the original principal sum of $20,350.00, payable to Home Federal Savings & Loan Association, 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 Leonard F. Warren, Jr., and wife, to Charles Nelson, Jr., Trustee, as of record in Book 3689, page 63,

LEONARD F. WARREN, JR., and wife, CHARLENE G. WARREN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES TALLENT and wife, DARYLE D. TALLENT

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. 141 on the Plan of West Meade Hills, Section V, as of record in Book 3300, page 98.

Said Lot No. 141 fronts 120 feet on the westerly side of Penneywell Drive and runs back between lines, 562.78 feet on the northerly line and 557.43 feet on the southerly line, to a dead line in the rear, measuring 163.97 feet thereon.

Being the same property conveyed to Leonard F. Warren, Jr., and wife, Charlene G. Warren, by deed from A. E. Turner and wife, as of record in Book 3671, page 629.

This conveyance is made subject to restrictions of record in Book 3505, page 361.

JAN27'75	CONV	41,817.99			
JAN27'75	S'TAX		A*	108.68	
JAN27'75	PR'FEE		A*	.50	
JAN27'75	W'DEED		A*	4.00	* 113.18

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 1975 taxes which Buyers agree to pay.

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 23rd day of January 1975.

Charlene G. Warren

Leonard F. Warren, Jr.

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

Leonard F. Warren, Jr., and wife, Charlene G. Warren

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 23rd day of January, 19 75.

My commission expires: 4/23/78

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

$ 41,817.99

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 1975

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

Notary Public

WARRANTY DEED

FROM

LEONARD F. WARREN, JR., AND WIFE

TO

JAMES TALLENT AND WIFE

C 85423

IDENTIF. REFERENCE

JAN 27 9 04 AM '75

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Return to: KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd National 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