THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT

ATTORNEY AT LAW

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP & PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
5-0-3	Mr/Mrs H. J. Saxer 230 Carden Avenue Nashville, Tenn. 37205	New Owner BOOK 4884 PAGE 465
FIELD BOOK NUMBER(S) 14D-28530	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		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 assumptionof, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated June 29, 1974, in the original principal sum of $8,913.90, payable to the Bank of Goodlettsville, according to the terms and conditions of said note, with interest as set out therein, and being secured by a deed of trust executed by Thomas R. Mabry to G. G. Garrett, Jr., Trustee, as of record in Book 4831, page 978,

JAN28IN	CONV	12,000.00			
JAN28IN	S'TAX		A*	31.20	
JAN28IN	PR'FEE		A*	.50	
JAN28IN	W'DEED		A*	4.00	* 35.70

THOMAS R. MABRY, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto H. J. SAXER and wife, ANN SAXER

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 in the 14th Civil District of said County, described according to a survey made by Steve Draper, April 1, 1963, as follows: BEGINNING at a point in the center of Forbes Road, north 84 degrees 30 minutes west 381 feet from the northwest corner of the property conveyed to Dave Forbes and wife, by deed from Georgia A. Colebrook, as of record in Book 3535, page 254; thence with the center of said Road, south 87 degrees 15 minutes west 485 feet, north 75 degrees west 93 feet; and north 54 degrees west 232 feet; thence north 31 degrees 30 minutes east 400 feet; thence north 74 degrees east 103 feet; thence north 63 degrees east 183 feet; thence north 47 degrees east 244 feet; thence north 78 degrees 30 minutes east 300 feet; thence south 7 degrees west 749 feet to the beginning, containing 10.2 acres, more or less.

Being the same property conveyed to Thomas R. Mabry, unmarried, by deed from Claude Watson Cherry, Jr., and wife, as of record in Book 4739, page 289.

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 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 10th day of January, 1975.

Thomas R. Mabry

Thomas R. Mabry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Thomas R. Mabry, unmarried

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 10th day of January, 1975.

My commission expires: 7/27/77

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 $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 1975.

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

C 85764

IDENTIF. REFERENCE

JAN 28 1 37 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

THOMAS R. MABRY UNMARRIED

TO

H. J. SAXER AND WIFE

Return to: KELLEY, HERBERT & CRAWFORD
3rd Natl. Bk. Bldg.
14th Fl.
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