This Instrument prepared by:
John W. Kelley, Attorney
Nashville, Tennessee

WARRANTY DEED

BOOK 4911 PAGE 294 FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr. T. Pat Davis	Provident Trust Company 329 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 24W-7040	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1705 Portland Avenue	LOAN OR ACCOUNT NO. HB-24776 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 interet on a certain note, dated January 18, 1974, in the original principal sum of $105,000.00, payable to Home Beneficial Life Insurance Company, 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 Edward J. Childers, Jr., and wife, et al, to L. W. Richardson and J. M. Wiltshire, Jr., Trustees, as of record in Book 4781, page 800,

JOHN J. ROPER, EDWARD J. CHILDERS, JR., and DAVID GENNETT hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto T. PAT DAVIS

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. 32 on the Map of Lenox Place, as of record in Book 161, page 171.

Said Lot No. 32 fronts 59.5 feet on the southerly side of Portland Avenue and extends back between parallel lines, with the eastern margin of a 10 foot alley, 140 feet to the northern margin of another 10 foot alley in the rear, measuring 57.6 feet thereon.

Being the same property conveyed to John J. Roper, Edward J. Childers, Jr., and David Gennett, by deed from Arthur C. Earls, Executor for the Estate of Eleanor Earls Connors, Mary Elizabeth Bishop, Arch Bishop, III and Eleanor Earls Bishop, as of record in Book 4744, page 482.

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 8th day of May, 19 75

John J. Roper

Edward J. Childers, Jr.

David Gennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4911 PAGE 295

Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named John J. Roper, Edward J. Childers, Jr., and David Gennett 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 8th day of May, 19 75.

Mary Ann Selley
Notary Public

My commission expires: 8/20/78

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named

MAY-9 CONV 90,000.00
MAY-9 CONV 36,000.00
MAY-9 S'TAX A* 727.60
MAY-9 S'DEED A* .50
MAY-9 DEED A* 4.00 * 332.10

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

$ 126,000.00

T. Pat Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 1975

MY COMMISSION EXPIRES: 8/20/78 (AFFIX SEAL)

Mary Ann Selley
Notary Public

C 9 7 6 7 9

IDENTIF. REFERENCE

MAY 9 2 16 PM '75

FELIX 2. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JOHN J. ROPER, ET AL

TO
T. PAT DAVIS

Return to:
ORTALE, 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