BOOK 4932 PAGE 803

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 70-13-109 | Mr/Mrs James Hines | Lomas & Nettleton Co.<br>3200 Pacific Avenue<br>Virginia Beach, Virginia 23451 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 02-41-06127 |
| 13DA-13760 | 2118 Cliff Drive | 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 all 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 two notes: (1) dated June 11, 1969, in the original principal sum of $14,050.00 payable to United Mortgagee Servicing Corporation, now Lomas & Nettleton in monthly installment as set out in said note, with interest as set forth therein and being secured by a deed of trust in Book 4342, page 65, executed by Bobby G. Overstreet and wife, to George I. Wilson, Trustee; (2) dated June 4, 1973 in the original principal sum of $1,500.00, payable to Bobby G. Overstreet and wife and Gold Key Realtors in monthly installments as set forth in said note, with interest as set out therein, and secured by a deed of trust executed by Dennis Howard and wife, to Percy Wilkins, Jr., Trustee, as of record in Book 4714, page 943,

DENNIS HOWARD and wife, ROSALIND M. HOWARD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES C. HINES and wife, DEBORA HINES

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 13th, formerly 23rd Civil District of said County, described according to a survey by John Kohl, dated May 28, 1969.

Said parcel beginning at a point on the easterly margin of Cliff Drive at a point 950 feet north of the center line of Hydes Ferry Pike; thence along the easterly margin of said Drive, north 32 degrees east 100 feet; thence south 58½ degrees east 275 feet more or less to low water mark of Cumberland River; thence southwesterly along low water mark of said River, 100 feet; thence north 58 degrees west 275 feet, more or less to the beginning.

Being the same property conveyed to Dennis Howard and wife, Rosalind M. Howard, by deed from Bobby G. Overstreet and wife, Linda E. Overstreet, as of record in Book 4714, page 941.

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 Grantees 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 26th day of June, 1975.

Dennis Howard

Rosalind M. Howard

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

Dennis Howard and wife, Rosalind M. Howard,

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 26th day of June, 1975.

My commission expires:

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY

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 18,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 1975

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

Notary Public

D 07188

IDENTIF. REFERENCE

JUL 17 12 45 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

DENNIS HOWARD AND WIFE
ROSALIND M. HOWARD

TO

JAMES C. HINES AND WIFE

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, Third Nat'l Bank Bldg.
Nashville, Tennessee

JUL 17 CONV 18,250.00
JUL 17 STAX A* 51.00
JUL 17 RTFEE A* .50
JUL 17 MTGREC A* 1.00 * 51.00

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