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

WARRANTY DEED

BOOK 4936 PAGE 304

READ E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
95-8-23	Mr/Mrs Allen M. Dexter same as below	Mortgage Associates Co 1835 Savoy Drive, N. E. Atlanta, Georgia 30341
FIELD BOOK NUMBER(S) 3D-12770	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 308 Rachel Drive	LOAN OR ACCOUNT NO. 60020633 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 October 1, 1973, in the original principal sum of $22,500.00, payable to Mortgage Associates, Inc., in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Bobby E. Herald to Richard D. Cahoy Trustee, as of record in Book 4752, page 876, and in further consideration of the assumption of, and agreement by the grantees herein to pay the obligations of the original borrowers for any amount paid by the Veterans Administration for the borrowers under the terms of the instrument creating the loan,

BOBBY E. HERALD, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALLEN M. DEXTER and wife, DIANNE DEXTER

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. 178 on the Plan of Eva Mor Heights, Section III, as of record in Book 1835, page 92.

Said Lot No. 178 fronts 85 feet on the west margin of Rachel Drive and extends back 160.0 feet on the north line and 168.5 feet on the south line, to a line in the rear on which it measures 100.00 feet.

Being the same property conveyed to Bobby E. Herald, by deed from Robert H. Rollins, Sr., and wife, Elise Rollins, as of record in Book 4752, page 874.

This conveyance is made subject to restrictions of record in Book 1975, page 45.

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 Grantees herein.

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 14th day of July, 19 75

Bobby E. Herald

Bobby E. Herald

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

Bobby E. Herald, 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 14th day of July, 1975.

Douglas A. Brace
Notary Public

My commission expires: 4/23/78

DOUGLAS A. BRACE 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

$ 29,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 1975

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

Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

D 0 8 7 2 4

IDENTIF. REFERENCE

JUL 29 10 26 AM '75

FEE / REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

BOBBY E. HERALD

TO

ALLEN M. DEXTER AND WIFE

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUL29'75 CONV 29,250.00
JUL29'75 S'TAX A* 75.92
JUL29'75 R'FEE A* 4.50
JUL29'75 W'DEED A* 4.00 * 80.42

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