THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
116-13-c32	Mrs.Mayme H.Johnson Same as below	New Owner BOOK 4937 PAGE 805
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
7D-20020	Apt.#32,BelleMeade Towers Nashville, Tennessee37205	019586-7 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 grantee herein to pay the principal balance now due, plus future interest on a certain note, dated August 11, 1971, in the original principal sum of $26,000.00, payable to Fidelity Federal Savings & Loan Association, in monthly installments as set out in said note, withinterest as set forth therein, and being secured by a deed of trust executed by Hattie W. Earls to Vaden Lackey, Jr., Trustee, as of record in Book 4529, page 22,

HATTIE W. EARLS, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MAYME H. JOHNSON

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 Apartment No. 32 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue, in Nashville, Tennessee, as shown on plat of Belle Meade Tower, recorded in Book 4175, page 159, and described in Master Deed recorded in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, to which reference is hereby made. Parking Space No. 61 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment. The easements, restrictve covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Belle Meade Tower contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4469 page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, and Book 4631, page 407 and 410 and further amended in Book 4851, page 950, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Hattie W. Earls, by deed from Evans-Cain Company, a partnership composed of Ross Evans, Jr., and John E. Cain, III, as of record in Book 4529, page 20.

Grantor further conveys all beneficial rights in the covenants recorded in Book 4529, page 20, concerning Item (iii) of Section 3, as stated on Page 3 of the Master Deed.

This conveyance is made subject to (1) easement granted American Telephone & Telegraph Co., of record in Book 1207,page 547;(2) Building clearance easement in Book 3183, page 301;(3) Easement for sanitary sewer and storm drainage in Book 3839, page 983; (4) Permanent and temporary construction easements in Book 4355, page 696; (5) Terms and conditions of Master Deed recorded in Book 4469, page 530 and Book 4469, page 549, and corrected in Book 4494, page 489 and Book 4631, pages 407 and 410 and further amended in Book 4851, page 950(6) Lien for prorated expenses, etc. in Book 4469, page 530.

To have and to hold the said tract or apartment 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 Grantee 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 28th day of July, 1975.

Hattie W. Earls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4937 PAGE 806

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Hattie W. Earls, a widow the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 28th day of July, 19 75.

My commission expires: 7/27/77

Notary Public

STATE OF
COUNTY OF

Before me, AUG-1 1975 CONV 75,000.00 Notary Public in and for the State and County aforesaid, personally appeared the within named AUG-1 1975 S'TAX A* 195.00 AUG-1 1975 PR'FEE A* .50 AUG-1 1975 W'DEED A* 1.00 the bargainor(s), with whom I am personally acquainted, and who acknowledged that * 199.50 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 $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 75

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

Notary Public

D 0 9 3 1 4

IDENTIF. REFERENCE

AUG 1 1 19 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
HATTIE W. EARLS, A WIDOW

TO
MAYME H. JOHNSON

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