INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT

ATTORNEY NASHVILLE, TENN.

BOOK 4940 PAGE 187

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-12-244	Jerry W. Bain	Thomas & Hill, Inc. 950 Kanawha Blvd. E. Charleston, West Virginia
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 048-25454
8DA-31033	624 Freedom Place	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 May 1, 1974 in the original principal sum of $16,500.00 payable to Thomas & Hill, Inc., in monthly installment as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Carl O. Fletcher and wife, to James A. Green and Edward Seddon, Trustees, as of record in Book 4812, page 839,

JERRY W. BLAIR and ROBERT L. McGOWAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JERRY W. BAIN

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. 25 on the Plan of Westboro, Section 5, as of record in Book 3300, page 3.

Said Lot No. 25 fronts 30 feet on the southeasterly side of Freedom Place and extends back between lines, 165.9 feet on the northeasterly line and 142.4 feet on the southwesterly line to a broken line in the rear on which it measures 180 feet thereon.

Being the same property conveyed to Jerry W. Blair and Robert L. McGowan, by deed from Carl O. Fletcher and wife, Ruth F. Fletcher, as of record in Book 4917, page 638.

This conveyance is made subject to restrictions of record in Book 3247, page 333.

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 29th day of July, 1975.

Jerry W. Blair

Jerry W. Blair

Robert L. McGowan

Robert L. McGowan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4940 PAGE 188

Before me, Dorothy M. Bass, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jerry W. Blair and Robert L. McGowan 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 30 day of July, 1975.

Dorothy M. Bass
Notary Public

My commission expires:

10-31-76

DOROTHY M. BASS NOTARY PUBLIC DAVIDSON

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 26,864.13

Jerry Wayne Bain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July 19 75

MY COMMISSION EXPIRES: 10-31-76 (AFFIX SEAL)

Dorothy M. Bass
Notary Public

DAVIDSON COUNTY TENN. STATE OF TENNESSEE

WARRANTY DEED
DBH:mas

FROM
JERRY W. BLAIR, ET AL

TO
JERRY W. BAIN

D 10501

IDENTIF. REFERENCE

AUG 11 10 49 AH '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, AUG 11 75 CONV 20.86 Notary Public in and for the State and County aforesaid, personally appeared AUG 11 75 S'TAX and A* 54.34, with whom I am personally acquainted, and who upon oath acknowledged AUG 11 75 RECFEE A* .50 to be the _____ and AUG 11 75 W'DEED, respectively, of A* 4.00 * 58.84, 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