THIS INSTRUMENT PREPARED BY

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4940 PAGE 225

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
92-12-206	O. B. Hofstetter,Trustee	O. B. Hofstetter, Jr. , Trustee Home Federal Building Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9W-1530	1620 State Street	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,

AUG 11 75	CONV	13,000.00			
AUG 11 75	S'TAX		A*	33.80	
AUG 11 75	PR'FEE		A*	.50	
AUG 11 75	W'DEED		A*	4.00	* 38.30

MARY F. MORGAN, as the sole Heir-at-Law of Thomas Edward Sowell, deceased,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto O. B. HOFSTETTER, JR., TRUSTEE, with full power to sell or convey by deed or mortgage without the joinder of any beneficiary for whom he ~~may be acting~~,
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. 315 on the Plan of Boyd Home Tract, as of record in Book 21, page 39.

Said Lot No. 315 fronts 50 feet on the northerly side of State Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Thomas Edward Sowell, by deed from W. B. Marr, unmarried, as of record in Book 1848, page 10, the said Thomas Edward Sowell having since died leaving property vested in the above named Grantor as his only heir-at-law.

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 for 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 8th day of August , 19 75

Mary F. Morgan
Mary F. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4940 PAGE 226

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

Mary F. Morgan

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 8th day of August, 1975.

My commission expires: 7-27-77

Notary Public

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

$ 13,000.00 Amant

Mary F. Morgan

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

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

Notary Public

WARRANTY DEED
DBH:mas

FROM
MARY F. MORGAN

TO
O. B. HOFSTETTER, JR., TRUSTEE

Mail Home Fed Bldg Nash - Tenn

D 10519

IDENTIF. REFERENCE

AUG 11 12 16 PM '75

FELIX A. ALSUP JR. REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
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

[redacted]