THIS INSTRUMENT PREPARED BY:

BOOK 1945 PAGE 20

DAVID B. HERBERT

AT NASHVILLE, TENN.

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP, PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 61-15-268 | PHENIX W. HALL | Mortgage Associates |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 15D 18955 | 1422 Norvell 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). cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; and in the 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 June 22, 1973 in the original principal sum of $15,500.00 payable as therein specified to Mortgage Associates, and being secured by a deed of trust executed by Jack W. Owens and wife, Jamie L. Owens to Richard D. Cahoy, Trustee, of record in Book 4722, page 318, said Register's Office, we,

THOMAS H. SIRCY AND WIFE, CAROLYN G. SIRCY,

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

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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Shadowlawn Subdivision, as of record inBook 1130, page 84, Register's Office for said County.

Said Lot No. 13 fronts 60 feet on the southerly margin of Norvell Drive and runs back 175.5 feet on the easterly line and 181.6 feet on the westerly line, to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Thomas H. Sircy and wife, Carolyn G. Sircy, by deed from Jack W. Owens and wife, Jamie L. Owens, which deed is of record in Book 4748, page 664, said Register's Office.

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This conveyance is made subject to restrictions, easements and setback lines applicable to said property.

This instrument prepared by David B. Herbert on information supplied by the parties.

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, and as hereinbefore stated.

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 25th day of August, 1975.

Thomas H. Sircy
THOMAS H. SIRCY

Carolyn G. Sircy
CAROLYN G. SIRCY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas R. Sircy and wife, Carolyn G. Sircy,

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 25 day of August, 19 75.

My commission expires: 4-13-79

Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

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: 18,456.23

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Aug 19 75

MY COMMISSION EXPIRES: 4-13-79 (AFFIX SEAL) Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM THOMAS H. SIRCY AND WIFE,

TO JAMIE L. SIRCY

PHENIX W. HALL

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

D 12723

IDENTIF. REFERENCE

AUG 25 2 57 PM '75

FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TENN.

AUG25'75 CONV 18,456.23

AUG25'75 S'TAX A* 48.10

AUG25'75 R'FEE A* .50

AUG25'75 W'DEED A* 4.00 * 52.60

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