THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4945 PAGE 120

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
9DA 34380	HERSHEL C. SINGLETON, ET UX	Guaranty Mortgage Company First American Center Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6528 Thunderbird Drive	LOAN OR ACCOUNT NO. 22526 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 October 12, 1965, payable to Guaranty Mortgage Company of Nashville in accordance with the terms and conditions as specified therein, and being secured by a Deed of Trust executed by James Marshall Foster and wife, Kaye Foster, to Herschel Greer, Trustee, of record in Book 3946, page 560, said Register's Office; we,

JAMES MARSHALL FOSTER AND WIFE, KAYE FOSTER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HERSHEL C. SINGLETON AND WIFE, NAOMI SINGLETON,

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. 1248 on the Plan of Charlotte Park, Section 20, as of record in Book 3600, page 90, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Marauder Drive at the common corner of Lots Nos. 1248 and 1249; thence with the line between said two lots northeasterly 128.8 feet to a point, the common rear corner of Lots Nos. 1248 and 1249, and 1271; thence southeasterly with the line between said Lots Nos. 1248 and 1271, 138.6 feet to a point in the northwesterly margin of Thunderbird Drive; thence with said margin southwesterly 95 feet; thence around a curve westerly 39.27 feet to a point in the northeasterly margin of Marauder Drive; thence with said northwesterly 94 feet to the point of beginning.

Being the same property conveyed to James Marshall Foster and wife, Kaye Foster, by deed from G. H. Todd and H. B. Sheets, of record in Book 3946, page 559, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 3837, page 823, Register's Office for Davidson County, Tennessee.

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 hereinabove stated and for 1975 taxes, which have been prorated and assumed by Grantees.

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 22nd day of August, 1975.

James Marshall Foster
JAMES MARSHALL FOSTER

Kaye Foster
KAYE FOSTER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named JAMES MARSHALL FOSTER AND WIFE, KAYE FOSTER, 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 22nd 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 $26,963.56

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 1975.

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

WARRANTY DEED

FROM

JAMES MARSHALL FOSTER AND WIFE, KAYE FOSTER

TO

HERSHEL C. SINGLETON & WIFE, NAOMI SINGLETON

D 12766

IDENTIF. REFERENCE

AUG 26 9 03 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Please return to:

ORTALE, KELLEY, HERBERT & CRAWFORD
3rd Nat'l Bank Bldg.
14th Flr.
Nashville, Tennessee
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AUG 26 75 CONV 26,963.56

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 A* 70.20 A* .50 A* 4.00 * 74.70 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