S INSTRUMENT PREPARED BY:

BOOK 4954 PAGE 703

DAVID B. HERBERT
TORNEY NASHVILLE, TENN.

WARRANTY DEED DBH:jpr

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	JERRY BLAIR N. T. CLINTON	GUARANTY MORTGAGE COMPANY FIRST AMERICAN CENTER NASHVILLE, TENNESSEE 37238
FIELD BOOK NUMBER(S) 5DU 16944	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 217 OVERBY DRIVE	LOAN OR ACCOUNT NO. 026211 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 futher 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 24, 1969, in the original principal sum of $17,500.00, payable to Guaranty Mortgage Company of Nashville, in accordance with the terms and conditions therein, and being secured by a deed of trust executed by Hobart W. Taylor, II, and wife, Juanita H. Taylor, to Herschel Greer, Trusteee, of record in Book 4376, page 857, Register's Office for said County; we,

FRED MYRON SHETTERS and wife, BRENDA M. SHETTERS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JERRY BLAIR and N. T. CLINTON, as tenants in common,

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. 870 on the Plan of Cherokee Hills, Section 8, as of record in Book 3700, page 154, Register's Office for said County.

Said Lot No. 870 fronts 91.0 feet on the westerly margin of Overby Drive and extends back 160.0 feet on the westerly line and 165.9 feet on the southerly line, to a line in the rear, on which it measures 61.8 feet.

Being the same property conveyed to Fred M. Shetters and wife, Terry F. Shetters by deed from Kenneth E. Betty and wife, Velma S. Betty, of record in Book 4730, page 135, Register's Office for said County, and by Final Decree, Docket No. 73745 in Minute Book 106-A-150, Third Circuit Court for said County, conveyed to Fred Myron Shetters, which is recorded in Deed Book 4950, page 864, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4198, page 609, said Register's Office.

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 hereinbefore 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 23rd day of September 1975.

Fred Myron Shetters
FRED MYRON SHETTERS

Brenda M. Shetters
BRENDA M. SHETTERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Dorothy M. Bass, a Notary Public in and for the State and County aforesaid, personally appeared the within named Fred Myron Shetters and wife, Brenda M. Shetters,

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 23 day of September, 1975.

My commission expires: 10-31-76

Dorothy M. Bass
Notary Public

NOTARY PUBLIC * DAVIDSON * 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 $20,463.26

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF September 1975

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

Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY * TENN.

WARRANTY DEED

FROM FRED MYRON SHETTERS & WIFE BRENDA M. SHETTERS

TO JERRY BLAIR and N. T. CLINTON

D 17208

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IDENTIF. REFERENCE

SEP 25 2 22 PM '75

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd Nat'l Bank Bldg.
Nashville, Tennessee
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared SEP 25 CONV 20,463.26 and _____, with whom I am personally acquainted SEP 25 MTG TAX and who upon oath acknowledged * 53.30 _____ to be the _____ and SEP 25 PRT FEE _____, respectively, of A* 50 _____, a corporation, the bargainor, and that W DEED _____, as such A* 4.00 and * 57.80 _____, 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