THIS INSTRUMENT PREPARED BY:

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DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

DBH:jpr

REAU E. FOLK, JR. FORM

TAX PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-3-52	BLAIR S. PETERSON, ET UX MARGARET K. PETERSON	Guaranty Mortgage Company First American Center Nashville TN 37238
FIELD BOOK NUMBER(S) 9D 5185	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 7308 Cavalier Road	LOAN OR ACCOUNT NO. 30660 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; we,

BILLY M. BROWN and wife, HAZEL L. BROWN,

Oct. 1, 1975 C.O. 53,500.00
" " " ST. 139.10
" " " D.F. .50
" " " WD. 4.00 143.60

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BLAIR S. PETERSON and wife, MARGARET K. PETERSON,

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. 322 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly edge of Cavalier Road, being the southwest corner of Lot No. 323 and thence South 77° 04' West 18.0 feet to a concrete monument; thence with a curve to the left having a radius of 492 feet, a distance of 80 feet to the southeast corner of Lot No. 321; thence along the common boundary between Lots No.s 321 and 322, a distance of 166.4 feet to a point in the rear line of Lot No. 325; thence South 76° 04' 29" East, a distance of 138.5 feet to a concrete monument, being the common corner of Lots Nos. 322, 323, and 324; thence in a southerly direction 95.7 feet to the point of beginning.

Being the same property conveyed to Billy M. Brown and wife, Hazel L. Brown, by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 4816, page 817, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4643, page 946, 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 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 30th day of September, 1975

Billy M. Brown
BILLY M. BROWN

Hazel L. Brown
HAZEL L. BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Billy M. Brown and wife, Hazel L. Brown

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 30th day of September, 19 75.

My commission expires: 4-23-78

Douglas A. Brace
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

$ 53,500.00 Amount

/s/ Blair S. Peterson

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

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

WARRANTY DEED

FROM

BILLY M. BROWN AND WIFE,

HAZEL L. BROWN

TO

BLAIR S. PETERSON & WIFE,

MARGARET K. PETERSON

D 18148

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IDENTIF. REFERENCE

OCT 1 3 18 PM '75

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, Third Nati. 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 _____ 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