THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-4-238	Mr/Mrs Charles M. Flood,Jr. 1912 Wildwood Avenue Nashville, Tennessee 37212	New Owners BOOK 4961 PAGE 877
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
24W-1745	2804 Brightwood Avenue	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, and in further consideration of the assumption of and agreement by the grantees herein to pay the remaining unpaid balance, plus future interest on a certain note, dated October 11, 1972, in the original principal sum of $15,000.00 payable to Ross L. Holam in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Raymond C. McCollister and wife to Mary Douglas Mullins, Trustee,as of record in Book 4645, page 917,

PERUNA C. SIMMONS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES M. FLOOD, JR., and wife, ELIZABETH E. FLOOD

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. 99 on the Plan of Belmont Terrace, as of record in Book 431, page 101.

Said Lot No. 99 fronts 50 feet on the easterly side of Brightwood Avenue and runs back between parallel lines, 161.5 feet to an alley.

Being the same property conveyed to Peruna C. Simmons, by deed from Raymond C. McCollister and wife, as of record in Book 4686, page 607.

This conveyanceis subject to any and all zoning regulations, building restrictions and set-back lines, if any, and easements and rights of way for public utilities applicable to this property.

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.

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 11th day of October, 1975

Peruna C. Simmons

Peruna C. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4961 PAGE 878

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Peruna C. Simmons 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 11th day of October, 1975.

My commission expires: 4/23/78

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE 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

$ 23,283.16 X Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October 19 75

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL) Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

DHL:mas

FROM PERUNA C. SIMMONS

TO CHARLES FLOOD, JR., AND WIFE

D 20170

IDENTIF. REFERENCE

OCT 16 1 41 PM '75

FELIX Z. WILSON TR REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
3rd Natl. Bk. Bldg.
14th Flr. Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

OCT 16 15 CONV 23,283.16
OCT 16 15 S TAX A* 60.50
OCT 16 15 PRFEE A* .50
OCT 16 15 WDEED A* 4.00 * 65.08

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