THIS INSTRUMENT PREPARED BY:

BOOK 4968 PAGE 608

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL OR TAX NO. 83-10-231	NAME AND ADDRESS OF NEW OWNER(S) CARL L. TOMLIN & WIFE, HAZEL L. TOMLIN	SEND TAX BILLS TO NOEL PALMER MORTGAGE COMPANY
FIELD BOOK NUMBER(S) 23W 8715	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1716 Ordway Place	LOAN OR ACCOUNT NO. 1222 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 present balance, plus future interest on a certain note dated March 13, 1968, in the original principal amount of $10,650.00 payable to Commerce Union Bank, under the terms and conditions as therein specified, and being secured by a deed of trust executed by Donnie P. Baltimore to C. D. Rippy, of record in Book 4222, page 109, said Register's Office; and in the further consideration of the assumption of, and agreement by the grantees herein to pay the present balance now due, plus future interest on a note dated April 2, 1975 in the original principal amount of $5,438.14 payable to Mary P. Cusick, under the terms and conditions as therein specified, and being secured by a deed of trust to David B. Herbert, Trustee, of record in Book 4900, page 863, said Register's Office, we,

CLARENCE WAYNE CUNNINGHAM and wife, BETTY ANN CUNNINGHAM,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARL L. TOMLIN and wife, HAZEL L. TOMLIN,

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. 1 on the Plan of Batson and Williams Subdivision, as of record in Book 1424, page 30, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the southerly margin of Ordway Place and runs back between lines measuring 155.5 feet on the easterly line and 155.5 feet on the westerly line, to a dead line measuring 50 feet thereon.

Being the same property conveyed to Clarence Wayne Cunningham and wife, Betty Ann Cunningham, by deed from Mary P. Cusick of record in Book 4900, page 861, Register's Office for said County.

This conveyance is made subject to restrictions of record, if any.

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 30th day of October, 1975.

Clarence Wayne Cunningham
CLARENCE WAYNE CUNNINGHAM

Betty Ann Cunningham
BETTY ANN CUNNINGHAM

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 Clarence Wayne Cunningham and wife, Betty Ann Cunningham,

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 October, 1975.

Douglas A. Brace
Notary Public

My commission expires: 4/23/78

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 $ 16,350.29

Affiant

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

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

Notary Public

BRACE * NOTARY PUBLIC * DAVIDSON COUNTY

WARRANTY DEED

DBH:jpf

FROM

CLARENCE WAYNE CUNNINGHAM & WIFE, BETTY ANN CUNNINGHAM

TO

CARL L. TOMLIN and wife, HAZEL L. TOMLIN

D 23216

IDENTIF. REFERENCE

Nov 5 2 59 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

NOV-5 CONV 16,350.29
NOV-5 STAX A* 42.64
NOV-5 PR'FEE A* .50
NOV-5 WDEED A* 4.00 * 47.14

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