THIS INSTRUMENT PREPARED BY:
DAVID T. WILBERT
FORNLY NASHVILLE, TENN.

BOOK 4974 PAGE 711

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
162-5-14	Mr/Mrs Silas A. Pate, III	First Federal Savings & Loan Fourth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 5DU-38746	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 355 Brewer Drive	LOAN OR ACCOUNT NO. 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,

RALSTON P. LANIUS and wife, LUCILE M. LANIUS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SILAS AUSTIN PATE, III and wife, JOYCE ANN PATE

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. 69 on the Plan of Southwood Subdivision, as of record in Book 2663, page 125.

Said Lot No. 69 fronts 125 feet on the southerly side of Brewer Drive and runs back 217.75 feet on the easterly line and 213.44 feet on the westerly line, to a dead line, measuring 55 feet thereon.

Being the same property conveyed to Ralston P. Lanius and wife, Lucile M. Lanius, by deed from George M. Johnson and wife, Lucile B. Johnson, as of recordin Book 3642, page 149.

This conveyance is made subject to restrictions in Book 2904, page 51.

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 24th day of November, 1975.

Ralston P. Lanius

Lucile M. Lanius

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4974 PAGE 712

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Ralston P. Lanius and wife, Lucile M. Lanius 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 24 day of November, 1975.

My commission expires: 1-22-77

Notary Public

NOTARY PUBLIC DAVIDSON

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 $ 28,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November, 1975

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

NOTARY PUBLIC DAVIDSON

WARRANTY DEED
DBH:mas

FROM
RALSTON P. LANIUS AND WIFE

TO
SILAS AUSTIN PATE, III
AND WIFE

D 26058

TAX REFERENCE

Nov 26 2 39 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

11/26/75	CONV	28,500.00			
11/26/75	S'TAX		B*	74.10	
11/26/75	RECFEE		B*	.50	
11/26/75	W'DEED		B*	4.00	* 78.60

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