IS INSTRUMENT PREPARED BY:

David B. Herbert
DAVID B. HERBERT
ATT

BOOK 4978 PAGE 486

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-10-101	Mr/Mrs William L. Thomas	Lomas & Nettleton Company 3200 Pacific Avenue Virginia Beach, Virginia 23451
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-57418	634 Hicks Road	15-41-82482
		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 principal balance now due, plus future interest, on two notes, as follows: (1) dated December 23, 1970, in the original principal sum of $17,550.00, payable to Lomas & Nettleton Company (formerly Murphree Mortgage Company), in monthly installments as set forth in said note with interest as set forth therein, and being secured by a deed of trust executed by James R. Bryan and wife to J. Robert Cannon, Trustee, as of record in Book 4528, page 975; (2)dated April 6, 1973, in the original sum of $2,812.00, payable to Home Federal Savings & Loan Association, 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 Jimmie L. Smith and wife, to Charles Nelson, Jr., Trustee, as of record in Book 4697, page 214,

JIMMIE L. SMITH and wife, CATHY H. SMITH

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM LARRY THOMAS and wife, CATHY THOMAS

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. 199 on the Plan of Stacy Square, Section 3, as of record in Book 4175, page 154.

Said Lot No. 199 fronts 75.00 feet on the easterly margin of Hicks Road and extends back 144.4 feet on the northerly line and 145.0 feet on the southerly line, to a dead line in the rear, measuring 111.2 feet thereon.

Being the same property conveyed to Jimmie L. Smith and wife, Cathy H. Smith, by deed from Lee E. Putman and wife, Mary S. Putman, as of record in Book 4696, page 678.

This conveyance is made subject to restrictions of record in Book 4467, page 85.

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 shown above and 1975 taxes which have been prorated and assumed by Buyers.

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 9th day of December, 1975.

Jimmie L. Smith

Cathy H. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4978 PAGE 487

Before me, Douglas H. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jimmie L. Smith and wife, Cathy H. Smith

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 9th day of December, 1975.

My commission expires: 4-23-78

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 $25,381.77

X William Larry Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 1975

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

Notary Public

WARRANTY DEED
DBH:mas

FROM JIMMIE L. SMITH AND WIFE

TO WILLIAM LARRY THOMAS AND WIFE

D 27780

IDENTIF. REFERENCE

DEC 11 9 35 AM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

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

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 _____.

DEC 11 '75 CONV 25,381.77
REC FEE 66.00
DEC 11 '75 STAX .50
REC FEE .50
70.51

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public