INSTRUMENT PREPARED BY:

David B. Herbert
DAVID B. HERBERT
ATTORNEY AT LAW

BOOK 4983 PAGE 542

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-16-323	Mr/Mrs Calvin E.Bledsoe,Jr.	Guaranty Mortgage Company First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S) 8DA-41360	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 424 American Road	LOAN OR ACCOUNT NO. 30748 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,

DEC30 75 CONV 27,900.00
DEC30 75 S'TAX B* 72.54
DEC30 75 PR'FEE B* .50
DEC30 75 W'DEED B* 4.00 * 77.04

DAVID M. ADKINS and wife, CLEOBELLE ADKINS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CALVIN E. BLEDSOE, JR., and wife, SANDY J. BLEDSOE

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. 106 on the Plan of Charlotte Park, Section 1, as of record in Book 2663, page 5.

Said Lot No. 106 fronts 61.9 feet on the northeasterly margin of American Road, said margin of said road being a broken line, and extends back between lines, 160.8 feet on the southeasterly side and 156.4 feet on the northwesterly line, to a line in the rear on which it measures 75.0 feet.

Being the same property conveyed to David M. Adkins and wife, Cleobelle Adkins, by deed from Dallas Darks and wife, Pearl B. Darks, as of record in Book 4514, page 703.

This conveyance is made subject to restrictions of record in Book 2638, page 490.

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 16th day of December, 1975.

David M. Adkins

David M. Adkins

Cleobelle Adkins

Cleobelle Adkins

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

David M. Adkins and wife, Cleobelle Adkins

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 16th day of December, 1975.

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

$ 27,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF December 19 75

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

WARRANTY DEED
DBH:mas

FROM

DAVID M. ADKINS AND WIFE

TO

CALVIN E. BLEDSOE, JR., AND WIFE,

D 30093

IDENTIF. REFERENCE

DEC 30 12 15 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return TO: KELLEY, HERBERT & CRAWFORD
ORTAE
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 _____.

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

My commission expires: _____
Notary Public