David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

BOOK 4985 PAGE 287 REAL ESTATE FOLK. JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
148-07-0	Mrs. Ruby McClellan	Guaranty Mortgage Company First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 026333
5D-16952	201 Overby Drive	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 a certain note dated February 4, 1970, in the original principal sum of $19,650.00, payable to Guaranty Mortgage Company 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 William J. Slaughter, Jr., and wife, to Herschel Greer, Trustee, as of record in Book 4397, page 142; The grantee further hereby assumes the obligations of William J. Slaughter, Jr., and wife, Doris O. Slaughter under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned,

WILLIAM J. SLAUGHTER, JR., and wife, DORIS O. SLAUGHTER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RUBY M. McCLELLAN, a widow

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. 862 on the Plan of Cherokee Hills Subdivision, Section VIII, as of record in Book 3700, page 154, described as follows:

BEGINNING at a point in the westerly margin of Overby Drive, said point being the common front corner of Lots Nos. 862 and 863; thence in a westerly direction along the line between said lots a distance of 120.0 feet to a point; thence in a southerly direction a distance of 115.0 feet to a point in the northerly margin of Rader Drive; thence in an easterly direction along said margin a distance of 95.0 feet a concrete monument, which is at the beginning of a curve; thence in an northeasterly direction around said curve a distance of 39.3 feet to a concrete monument in the westerly margin of Overby Drive; thence along said margin in a northerly direction a distance of 90.0 feet to the point of beginning.

Being the same property conveyed to William J. Slaughter, Jr., and wife, Doris O. Slaughter, by deed from Banner Construction Company, a Tennessee corporation, as of record in Book 4397, page 140.

This conveyance is made subject to restrictions of record in Book 4198, page 609.

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 1976 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 2nd day of January, 1976.

William J. Slaughter, Jr.

Doris O. Slaughter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4985 PAGE 288

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named William J. Slaughter and wife, Doris O. Slaughter 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 2nd day of January, 19 76.

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

$ 35,600.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF January 19 76

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

Douglas A. Brace
Notary Public

WARRANTY DEED
DBH:mas

FROM WILLIAM J. SLAUGHTER AND WIFE

TO RUBY M. McCLELLAN

D 30772

IDENTIF. REFERENCE

JAN 5 2 08 PM '76

FELIX Z. W[illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN-5 76	CONV	35,600.00			
JAN-5 76	S'TAX		B*	92.56	
JAN-5 76	PR'FEE		B*	.50	
JAN-5 76	W'DEED		B*	4.00	* 97.06

Return to: KELLEY, HERBERT & CRAWFORD
3rd Natl. Bk. Bldg.
14th Fl.
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