THIS INSTRUMENT PREPARED BY:

DAVID B. HARPER
ATTORNEY AT LAW

BOOK 4550 PAGE 622

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-11-30 102-11-32	Mr/Mrs Gary Lee Christy	Lomas & Nettleton Co. 3200 Pacific Avenue Virginia Beach, Virginia 23451
FIELD BOOK NUMBER(S) 8D-48290 8D-48300	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 777 Newberry Road	LOAN OR ACCOUNT NO. 97-41-10654 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 June 7, 1966 in the original principal sum of $23,000.00 payable to United Mortgagee Servicing Corporation, now Lomas & Nettleton Company, according to the terms and conditions thereof, with interest as set out therein, and being secured by a deed of trust executed by Guilford H. Carlisle and wife, to James A. Green, Trustee, as of record in Book 4024, page 634, as assigned to Charleston Savings Bank, by instrument of record in Book 4094, page 845,

SAM E. STANSBURY and wife, SHIRLEY L. STANSBURY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GARY LEE CHRISTY and wife, ANITA R. CHRISTY

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:

TRACT I: Being Lot No. 212 on the Map of Brook Meade, Section 6, as of record in Book 2331, pages 3 and 4.

Said Lot No. 212 fronts 135.5 feet on the curving northwesterly margin of Newberry Road and runs back between lines measuring 395.8 feet on the westerly line and 370.0 feet on the easterly line, to a dead line in the rear measuring 116.4 feet thereon.

TRACT II: Being a tract or parcel of land shown as "Reserved Tract B" on the Plan of Brook Meade, Section 10, as of record in Book 2331, page 135 described as follows:

BEGINNING at a point which is the southeast corner of Lot 372 on said plan; thence north 54 degrees 41 minutes east 451 feet, more or less to a point in the westerly boundary of Horton Heights, Section "B"; as of record in Book 2133, page 70; thence northwardly with the said westerly boundary of Horton Heights, Section "B", 126 feet more or less to a point; thence south 63 degrees 36 minutes west 458 feet, more or less to a point in the easterly margin of said Lot No. 372; thence southwardly along the easterly margin of Lot No. 372, 198.6 feet more or less, to the point of beginning.

Being the same property conveyed to Sam E. Stansbury and wife, Shirley L. Stansbury, by deed from Guilford H. Carlisle as of record in Book 4825, page 595, as to Tract I; and by deed from Brook meade Subdivision, Inc., as of record in Book 4968, page 554, as to Tract II.

This conveyance is made subject to restrictions of record in Book 2333, page 629 as to Tract No. I;

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 20th day of January, 1976.

Sam E. Stansbury

Shirley L. Stansbury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4990 PAGE 823

Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Sam E. Stansbury and wife, Shirley L. Stansbury 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 20th day of January, 1976.

My commission expires: 7-27-77

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 $ 46,867.84

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 1976

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

WARRANTY DEED
DBH:mas

FROM SAM E. STANSBURY AND WIFE

TO GARY LEE CHRISTY AND WIFE

D 3 3 1 8 8

IDENTIF. REFERENCE

JAN 22 3 49 PM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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

JAN22 CONV 46,867.84
JAN22 STAX B* 121.94
JAN22 PR FEE B* .50
JAN22 W DEED B* 4.00 * 126.44

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