BOOK 4992 PAGE 199

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
101-130	DUDLEY D. ROSE ET UX STEPHANIE P. ROSE	Home Federal Savings & Loan 230 Fourth Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 8D-54478	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 505 Hickory Trails 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) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; and in the 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 March 27, 1973, in the original principal sum of $31,100.00, payable to Home Federal Savings Loan Association of Nashville, under the terms and conditions as set forth therein, said note being secured by a deed of trust executed by Robert A. Fry and wife, Jerre H. Fry to Charles Nelson, Jr., Trustee, of record in Book 4693, page 362, said Register's Office, we;

ROBERT A. FRY and wife, JERRE H. FRY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DUDLEY D. ROSE AND WIFE, STEPHANIE P. ROSE,

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hickory Trail Farms, Section I, of record in Book 4460, pages 104 and 105, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert A. Fry and wife, Jerre H. Fry by deed from Alvin W. Terrell and Son, Inc. of record in Book 4693, page 360, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4641, page 325, a 120 foot set-back line from Hickory Trail Drive, and a 10-foot easement for public utilities along the rear line of said lot, and a utility anchor easement 2.5 X 30 feet, located on both front corners of said lot, as shown in the plan of record in Book 4460, page 104, said Register's Office.

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 hereinbefore stated and for 1976 taxes which have been prorated and assumed by the Grantees herein.

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 January, 1976.

Robert A. Fry
ROBERT A. FRY

Jerre H. Fry
JERRE H. FRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named ROBERT A. FRY

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 16th day of January, 1976.

My commission expires: 4-23-78

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named JERRE H. FRY

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 15th day of January, 1976.

My commission expires: 4-23-78

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 47,833.83 Amount

Dudley D. Rose

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF January 1976

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

D 33850

IDENTIF. REFERENCE

JAN 28 11 15 AM '76

REGISTER
DAVIDSON CO. TENN.

WARRANTY DEED

DBH:

FROM

ROBERT A. FRY & WIFE,

JERRE H. FRY

TO

DUDLEY D. ROSE AND WIFE,

STEPHANIE P. ROSE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

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 _____.

JAN28-CONV 47,833.83
JAN28-STAX $* 124.26
JAN28-RFEE $* .50
DEED $* 4.00 and 128.78

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

My commission expires: _____

Notary Public