David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
67-0-7	Mr/Mrs John C. Nall Rt. 3, Highway 12 Nashville, Tennessee 37218	New Owner BOOK 4994 PAGE 962
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
13D-45020	Route 3, Highway 12	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,

HORACE LEONARD FARMER and wife, JUDITH G. FARMER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN CRAWFORD NALL and wife, PATRICIA L. NALL

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 part of Lot No. 2 on the Map of the Lands of the Jerome B. Hyde and Richard R. Hyde Estates, as of record in Minute Book I, pages 472 and 473, County Court for said County, and described as follows;

BEGINNING at a point on the northerly margin of Hydes Ferry Pike, at the southeast corner of a tract conveyed to Ernest F. Menning and wife, by deed from Charles D. McDonald and wife, as of record in Book 1683, page 333; thence with Mennings' easterly line, northerly 220 feet to a point; thence easterly 200 feet to the westerly line of the property conveyed to C. L. Hudgens and wife, by deed of record in Book 2044, page 385; thence with Hudgens' westerly line, southerly 220 feet to the northerly margin of Hydes Ferry Pike; thence with the margin of the same, westerly 200 feet to the beginning.

Being the same property conveyed to Horace Leonard Farmer and wife, Judith G. Farmer, by deed from Malcolm Gunter and Leonard Melton, as of record in Book 4170, page 878.

This conveyance is made subject to restrictions of record in Book 2101, page 19.

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 for 1976 taxes which have been prorated and assumed by 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 5th day of February, 1976.

Horace Leonard Farmer

Horace Leonard Farmer

Judith G. Farmer

Judith G. Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4994 PAGE 963

Before me, Douglas A. Bruce, a Notary Public in and for the State and County aforesaid, personally appeared the within named Horace Leonard Farmer and wife, Judith G. Farmer 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 5th day of February, 1976.

My commission expires: 4-23-78

Douglas A. Bruce
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 $ 26,500.00

X Mrs. John C. Nall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF February 19 76

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

Douglas A. Bruce
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
DBH:mas

FROM HORACE LEONARD FARMER ANDWIFE

TO JOHN CRAWFORD NALL AND WIFE

D 35143

IDENTIF. REFERENCE

FEB 6 3 14 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

2B-6	CONV	26,500.00				
2B-6	S'TAX		B*	68.90		
2B-6	FR'FEE		B*	.50		
2B-6	W'DEED		B*	4.00	*	73.40

Return to: ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr Nashville Natl Bank Bldg

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