INSTRUMENT PREPARED BY:
David B. Herbert
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4995 PAGE 438

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 69-4-11 | Mr/Mrs Ronnie Gordon | First American National Bank<br>P. O. Box 2708<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 30754 |
| 13DA-50880 | 4010 Cedar Circle | 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,

2.9.76 Co. 13.200.00
St 34.32
P.Fee 50
W.Deed 4.00
Total 38.82

ROBERT EARL SELLERS and wife, BETTY JEAN SELLERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONNIE GORDON and wife, PATRICE D. GORDON

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. 29 of Block "CC" on the Map of Fairview Subdivision, as of record in Book 1130, page 54.

Said Lot No. 29 fronts 100.17 feet on the east side of Cedar Circle and runs back between lines, 287.5 feet on the northerly line and 281.5 feet on the southerly line, to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Robert Earl Sellers and wife, Betty Jean Sellers, by deed from Henry I. Shadowens and wife, as of record in Book 4888, page 185.

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 3rd day of February, 1976.

Robert Earl Sellers
Robert Earl Sellers

Betty Jean Sellers
Betty Jean Sellers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Bracey, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Robert Earl Sellers and wife, Betty Jean Sellers

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 3rd day of February, 19 76.

My commission expires: 4-23-78

Douglas A. Bracey
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 $13,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 1976

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

Notary Public

WARRANTY DEED
DBH:mas

FROM
ROBERT EARL SELLERS AND WIFE

TO
RONNIE GORDON AND WIFE

D 35397

TENNIE REFERENCE

FEB 9 3 39 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
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