Prepared by: Seller - 4005 Bonnacreek, Hermitage

BOOK 5007 PAGE 673

WARRANTY DEED—Plain Form. Form 196 T McQuiddy Printing Co., Nashville, Tenn.

For and in Consideration of the sum of Thirty six thousand five hundred

($36,500) **Dollars,**

paid as follows: $500.00 earnest money deposit in hand paid on March 2, 1976, mortgage of $28,294.18 owed to Noel-Palmer Mortgage Co., Inc. assumed by Grantees, remainder of $7,705.82 in hand paid at closing, the receipt of which is hereby acknowledged, we, DENNIS L. BRYANT and wife, CLARA L. BRYANT

MAP 75-13
PAR. 219
M.P

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 36,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 22nd DAY OF March 19 76
Deputy Register

have bargained and sold, and by these presents do transfer and convey unto the said

RAYMOND E. CARTER and wife, ROSE M. CARTER, **their heirs and assigns, a certain tract or parcel of land in** Davidson **County, State of Tennessee, as follows:**

LAND in Davidson County, Tennessee, being Lot No. 1071, on the plan of Hermitage Hills, Section 9, of record in Plat Book 3600, page 97, Register's Office for said County.

SAID Lot No. 1071 fronts 86.0 feet on the southerly margin of Bonnacreek Drive and extends back 209.84 feet on the easterly line and 169.17 feet on the westerly line to a broken line in the rear, measuring 77.12 feet thereon.

BEING the same property conveyed to Dennis L. Bryant and wife, Clara L. Bryant, by deed from Joseph L. Martin and wife, Phyllis R. Martin, of record in Book 4735, page 528, Register's Office for Davidson County, Tennessee.

Buyer: ~~Jack Bells~~ Raymond E. Carter et ux
4005 Bonnacreek Dr.
Hermitage Tenn 37076

Jack Bells: Noel Palmer Mtg Co.

This is improved property known as:
4005 Bonnacreek Drive
Hermitage, Tennessee 37076

Possession to be given on April 1, 1976, but not before closing.

This conveyance is subject to existing building restrictions and zoning ordinances and easements as of record.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated August 6, 1973, and filed for record August 9, 1973, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4735, Page 530, and note of even date thereby secured, in the original principal amount of $29,000 payable to Noel-Palmer Mortgage Co., Inc., which the grantees herein assume and agree to pay as part payment of the purchase price.

The grantees further hereby assume the obligations of Dennis L. Bryant 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.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Raymond E. Carter and wife, Rose M. Carter, their heirs and assigns, forever. And we do covenant with the said Raymond E. Carter and wife, Rose M. Carter that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Raymond E. Carter and wife, Rose M. Carter, their heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness our hands, this 20th day of March, 1976.

Witness:

Dennis L. Bryant

Clara L. Bryant

NOTARY PUBLIC DAVIDSON COUNTY

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK

BOOK 5007 PAGE 675

STATE OF TENNESSEE, _____ COUNTY

Personally appeared before me, _____, Clerk of the County Court of said County, the within named _____

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein named.

Witness my hand, at office, this day of , 19

_____, Clerk.

_____, D. C.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, Davidson COUNTY

Personally appeared before me, Anthony B. Bull, a Notary Public in and for said County and State, the within named

Dennis L Bryant and Clara L. Bryant

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

ANTHONY B. BULL * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

Witness my hand and official seal, at Nashville Tennessee, this 20th day of March, 1976

My Commission Expires Feb 18, 1980 Anthony B Bull

Notary Public.

STATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19____

I, _____, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. _____, page _____; that they were received _____, 19____, at _____ o'clock ____ M., and entered in Note Book _____, Page _____

_____

Warranty Deed

FROM

Dennis L. Bryant and wife,

Clara L. Bryant

To

Raymond E. Carter and wife,

Rose M. Carter

STATE OF TENNESSEE

_____COUNTY.

Register's Office

Received for record the_____day of

_____, A.D. 19____,

at_____o'clock____M. Noted in Note Book

_____, page_____, and recorded in Book

of Deeds_____, Vol._____, Page_____

Fee Paid, $_____

Witness my hand,

_____, Register.

State Tax . . . . . $_____

Clerk's Fee . . . . . $_____

Total . . . . . $_____

Paid this_____day of_____, 19____

_____

County Court Clerk.

CO	26.52	MO	
WD	8.00	MS	
TD		ST	97.52
CC		ST	
MR		PF	1.50
UCC		TOTAL	103.40

INDEXING REFERENCE

MAR 22 9 48 AM '76

FEE $
DAVIDSON COUNTY, TENN.
REGISTER

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