Agent's Herbert

BOOK 5011 PAGE 282

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
82-9-33	CHARLES HENDRICKS ETUX LINDA HENDRICKS	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
1W-20070	1306 7th Avenue, North	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; I,

DELBERT PHILLIPS, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES HENDRICKS, and wife, LINDA HENDRICKS,

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 the southerly half of Lot No. 19 on North Nashville Real Estate Company's Plan of record in Book 21, page 105, Register's Office for said County.

Said part of said Lot No. 19 fronts 30 feet on the easterly side of 7th Avenue, North and runs back between lines, along the northerly margin of an alley, 172 feet 6 inches more or less to an alley in the rear, on which it measures 30 feet.

Being the same property conveyed to Delbert Phillips and wife, Pearl Hammond Phillips by deed from Mrs. A. Mae Beehan and husband of record in Book 1295, page 113, said Register's Office and quitclaimed to Delbert T. Phillips and wife, Pearl Hammon Phillips by deed from E. C. Cross, unmarried, of record in Book 4137, page 47, said Register's Office. The said Pearl Hammond Phillips having since died.

This conveyance is made subject to restrictions of record, if any.

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 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 3rd day of March, 1976.

DELBERT PHILLIPS

Delbert Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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 3rd day of March, 19 76.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY

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 $ 6,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 76

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

Douglas A. Brace
Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY

D 42826

IDENTIF. REFERENCE

APR 1 2 55 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
DBH:jpr

FROM
DELBERT PHILLIPS

TO
CHARLES HENDRICKS
AND WIFE,
LINDA HENDRICKS

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

APR-1 76 CONV *6,500.00
APR-1 76 S'TAX B* 16.90
APR-1 76 PRFEE B* .50
APR-1 76 W'DEED B* 4.00 * 21.40

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