THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT

NASHVILLE, TENN.

BOOK 5019 PAGE 361

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-6-172	Mr/Mrs . Charles R.Mills	First American National Bank Guaranty Mtge. Div. P. O. Box 2708 Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 30889
12W-7536	1107 57th Ave. 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) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BARNEY N. WARREN and wife, MELBIA WARREN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES R. MILLS and wife, CYNTHIA ANN MILLS

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. 5 on the Map of West Park Addition No. 2, as of record in Book 2330, page 63.

Said Lot No. 5 fronts 52 feet on the east side of 57th Avenue, North and runs back 147.2 feet on the north line and 159.5 feet on the south line, to a dead line in the rear on which it measures 54 feet.

Being the same property conveyed to Barney N. Warren and wife, Melbia Warren, by deed from Trumon L. Moran and wife, Effie A. Moran, as of record in Book 4737, page 260.

This conveyance is made subject to restrictions of record in Book 2483, page 629.

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.

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 15th day of April, 19 76

Barney N. Warren

Barney N. Warren

Melbia Warren

Melbia Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5019 PAGE 362

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Barney N. Warren and wife, Melbia Warren 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 15th day of April, 1976.

My commission expires: 4/23/78

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

$ 14,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 19 76

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

Notary Public

D 46564

WARRANTY DEED
DBU:mas

FROM
BARNEY N. WARREN AND WIFE

TO
CHARLES R. MILLS AND WIFE

IDENTIF. REFERENCE

APR 27 3 06 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

4-27-76	CONV	14,500.00			
4-27-76	S'TAX		B*	37.70	
4-27-76	R'FEE		B*	.50	
4-27-76	W'DEED		B*	4.00	* 42.20

Return to: 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