THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT

AT

BOOK 5020 PAGE 611

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP, PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 104-10-162 | Mr/Mrs James M. Hinson<br>3209 Overlook Drive<br>Nashville, Tenn. 37212 | Fidelity Federal Savings & Loan<br>Fourth & Union<br>Nashville, Tennessee |
| FIELD BOOK NUMBER(S)<br>26W-7810 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>3209 Overlook Drive | LOAN OR ACCOUNT NO. |
| | | 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,

EDWARD J. SCHIFMAN and wife, VICKI W. SCHIFMAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES McCALL HINSON, JR., and wife, MELANIE VONCILE HINSON

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. 197 on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described as follows:

BEGINNING at a point on the southeasterly margin of Overlook Drive at the common corner of Lots Nos. 196 and 197; thence with the line between said lots, southeastwardly 180 feet to the line of Lot No. 202; thence with the line between Lots 197 and 202, northeastwardly 52 feet to the common corner of Lots 197 and 198; thence with the line between said lots, northwestwardly 180 feet to the margin of Overlook Drive; thence with the southeasterly margin of said Drive, southwestwardly 70 feet to the beginning.

Being the same property conveyed to Edward J. Schifman and wife, Vicki W. Schifman, by deed from Joe M. Chapman and wife, Carol Chapman, as of record in Book 4798, page 347.

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 13th day of April, 19 76

Edward J. Schifman
Edward J. Schifman

Vicki W. Schifman
Vicki W. Schifman

BOOK 5020 PAGE 612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Edward J. Schifman and wife, Vicki W. Schifman 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 13th day of April, 1976.

Douglas A. Brace
Notary Public

My commission expires: 4/23/78

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

$28,950.00

James McCall Hinson, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 76

MY COMMISSION EXPIRES 7-22-77 (AFFIX SEAL)
Notary Public

560166-8

WARRANTY DEED

FROM
EDWARD SCHIFMAN AND WIFE

TO
JAMES McCALL HINSON AND WIFE

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
401 UNION STREET
NASHVILLE 3, TENN.

D 47087

IDENTIF. REFERENCE

APR 30 10 49 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
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 _____.

APR 30 CONV 28,950.00
APR 30 STAX B* 75.14
APR 30 FREE B* .50
APR 30 WDEED B* 4.00 * 19.64

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public