This Instrument Prepared By:
David B. Herbert, Attorney

BOOK 5025 PAGE 490

Nashville, Tennessee

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-3-114	RICHARD L. HURLBURT, ET UX	U. S. Post Office Credit Union P. O. Box 22986 Nashville TN 37202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-34158	533 Landau Street	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; we,

ALBERT E. COUNTER AND WIFE, BETTY J. COUNTER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RICHARD L. HURLBURT AND WIFE, LINDA M. HURLBURT,

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:

Land in Davidson County, Tennessee, being Lot No. 1262 on the Plan of Charlotte Park, Section 18, of record in Book 3600, pages 51 and 52, Register's Office for said County.

Said Lot No. 1262 fronts 82 feet on the south side of Landau Drive and extends back 163.3 feet on the west line and 169.9 feet on the east line to a dead line in the rear on which it measures 62.34 feet.

Being the same property conveyed to Albert E. Counter and wife, Betty J. Counter, by deed from G. H. Todd and wife, H. B. Sheets, of record in Book 3890, page 437, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 3765, page 130, said Register's Office.

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 12th day of May, 1976.

Albert E. Counter
ALBERT E. COUNTER

Betty J. Counter
BETTY J. COUNTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Albert E. Counter and wife, Betty J. Counter

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 12th day of May, 1976.

My commission expires: 7-27-77

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 $ 37,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May, 1976

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL) Notary Public

D 49301

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IDENTIFICATION REFERENCE

MAY 14 2 12 PM '76

REGISTER
DAVIDSON CO., TENN.

WARRANTY DEED

DBH:jpr

FROM

ALBERT E. COUNTER & WIFE,

BETTY J. COUNTER

TO

RICHARD L. HURLBURT & WIFE,

LINDA M. HURLBURT

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

MAY 14 76 CONV 37,700.00
MAY 14 76 S'TAX B* 98.02
MAY 14 76 PR'FEE B* .50
MAY 14 76 W'DEED B* 4.00 * 102.52

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