INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT

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WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-12-305	Mr/Mrs James L.Grantham	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. 31004
8DA-32055	6420 Futura Drive	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,

BILLY JOE HIGGASON and wife, SHIRLEY HIGGASON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES L. GRANTHAM and wife, BRENDA G. GRANTHAM

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. 13 on the Plan of Foundry Heights, Section One, as of record in Book 3600, page 16.

Said Lot No. 13 fronts 91.68 feet on the easterly side of Futura Drive and extends back 200.0 feet on the northerly line and 205.75 feet on the southerly line, to a dead line in the rear, measuring 14.11 feet.

Being the same property conveyed to Billy Joe Higgason and wife, Shirley Higgason, by deed from Richard M. Harvey and wife, Mildred C. Harvey, as of recordin Book 4642, page 387.

This conveyance is made subject to restrictions of record in Book 3578, page 493.

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 porated 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 18th day of May, 1976

Billy Joe Higgason

Billy Joe Higgason

Shirley Higgason

Shirley Higgason

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

Billy Joe Higgason andwife, Shirley Higgason

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 18th day of May, 19 76.

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 $31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 1976.

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

Notary Public

WARRANTY DEED
DBH:mas

FROM

BILLY JOE HIGGASON AND WIFE

TO

JAMES L. GRANTHAM AND WIFE

D 50301

IDENTIF. REFERENCE

MAY 21 11 14 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 ~~MAY21'76~~ CONV 31,000.00 and _____, with whom I am personally ~~acquainted~~ ~~MAY21'76~~ TAX and who upon oath acknowledged B* 80.60 to be the _____ and ~~MAY21'76~~ PR'FEE, respectively, of B* .50, a corporation, the bargainor, and that ~~MAY21'76~~ W'DEED, as such B* 4.00 and 85.10, 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