THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT

ATTORNEY AT LAW

BOOK 5027 PAGE 792

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| TAX PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 117-4-337 | Mr/Mrs John B. Boltz | Lomas & Nettleton Company<br>P. O. Box 1056<br>Virginia Beach, Virginia 23451 |
| FIELD BOOK NUMBER(S)<br>16DA-00740 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>1826 Primrose Avenue | LOAN OR ACCOUNT NO. 07-41-06132<br>PROPERTY IS [x] 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, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated August 22, 1969, in the original principal sum of $18,475.00, payable to United Mortgagee Servicing Corporation, now Lomas & Nettleton Company, in monthly installments as set forth in said note, with interest as set forth therein, and being secured by a deed of trust executed by John C. Williams and wife, to George I. Wilson, Trustee, as of record in Book 4360, page 109,

JOHN C. WILLIAMS, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN B. BOLTZ and wife, CONNIE J. BOLTZ

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. 10 on the Plat of Belmont Terrace Annex No. 4, as of record in Book 974, page 97.

Said Lot No. 10 fronts 65 feet on the northerly margin of Primrose Avenue and extends back between parallel lines, 160 feet on the westerly line and 160.1 feet on the easterly line, to a line on the rear on which it measures 65 feet.

Being the same property conveyed to John C. Williams and wife, Christine Williams, by deed from Marcus Frank Hopkins and wife, Frances W. Hopkins, as of record in Book 4360, page 107, the said Christine Williams having since died.

This conveyance is made subject to restrictions of record in Book 1174, page 492.

| | | | | | |
|---|---|---|---|---|---|
| MAY 21 76 | CONV | 28,000.00 | | | |
| MAY 21 76 | S'TAX | | B* | 72.80 | |
| MAY 21 76 | PR'FEE | | B* | .50 | |
| MAY 21 76 | W'DEED | | B* | 4.00 | * 77.30 |

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 as shown above and 1976 taxes which have been prorated and assumed by 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 17th day of May, 1976.

John C. Williams

John C. Williams

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 John C. Williams, 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 17th day of May, 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 $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 1976

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

**WARRANTY DEED**

DBH:mas

FROM

JOHN C. WILLIAMS, UNMARRIED

TO

JOHN B. BOLTZ AND WIFE

D 50384

IDENTIFICATION REFERENCE

MAY 21 2 51 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORYALE, KELLEY, HERBERT & CRAWFORD
23rd Flr, 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