THIS INSTRUMENT PREPARED BY

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 5029 PAGE 383

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-16-2	Mr/Mrs Royce E. Hargrove	First American National Bank P. O. Box 2708 Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 30964
8DA-26280	489 Annex Avenue	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,

MAY26	CONV	29,900.00			
MAY26 S'TAX			B*	77.74	
MAY26 PR'FEE			B*	.50	
MAY26	W'DEED		B*	4.00	* 82.24

I, WILMA M. RUSSELL and ALLEN L. RUSSELL, JR.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROYCE E. HARGROVE and wife, PATRICIA E. HARGROVE

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. 272 on the Map of Charlotte Park Subdivision, Section V, as of record in Book 2663, pages 111 and 112.

Said Lot No. 272 fronts 74 feet on the northwesterly side of Annex Avenue and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Wilma M. Russell, by deed from Thomas J. Perry and wife, Winnie R. Perry, as of record in Book 2995, page 567.

This conveyance is made subject to restrictions of record in Book 2875, page 426.

Allen L. Russell, Jr., joins in this conveyance for the purpose of conveying unto grantees any right, title and interest, including homestead that he may have in and to the above property.

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.

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.

Allen L. Russell, Jr.

Wilma M. Russell
Wilma M. Russell

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

Wilma M. Russell,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 12 day of May, 1976.

My commission expires: 7-27-77

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Allen L. Russell, Jr.

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 11 day of May, 1976.

My commission expires: 5-27-79

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 29,900.00

x Roger E Hargrove
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May 19 76

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

Notary Public

WARRANTY DEED
DBH:mas

FROM

WILMA M. RUSSELL, unmarried

TO

ROYCE E. HARGROVE AND WIFE

D 5 1 0 4 4

IDENTIFICATION REFERENCE

MAY 26 3 55 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Flr., L&C Tower
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