WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-10-30	JOHN R. HUNTER, ET UX	First & Mid South Mortgage Co. P. O. Box 2568 Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-57452	7912 Stallion Drive	12608
		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; and in the further consideration of the assumption of, and agreement by the grantees herein to pay, the present balance now due, plus future interest, on a certain note dated October 2, 1973 in the original principal amount of $22,500.00, payable as therein set forth to First & Mid South Mortgage Company, including interest as set forth therein, said note being secured by a deed of trust executed by Joseph L. Downing and wife, Lynda J. Downing, to Franklin G. Clark, Trustee, of record in Book 4752, page 198, said Register's Office; we,

JOSEPH L. DOWNING AND WIFE, LYNDA J. DOWNING,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John R. Hunter and wife, Linda Hunter,

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. 77 on the Plan of Stacy Square, Section 2, of record in Book 4175, page 30, Register's Office for said County.

Said Lot No. 77 fronts 80 feet on the northerly side of Stallion Drive and extends back 131.4 feet on the westerly line and 126.3 feet on the easterly line to a rear line, measuring 83.12 feet thereon.

Being the same property conveyed to Joseph L. Downing and wife, Lynda J. Downing, by deed from Gerald Michael Felts and wife, Lila Lea Felts, of record in Book 4752, page 196, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4265, page 777, said Register's Office.

MAY28	CONV	26,878.44			
MAY28 S'TAX			B*	69.94	
MAY28 PR'FEE			B*	.50	
MAY28	W'DEED		B*	4.00	* 74.44

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 hereinbefore stated and for 1976 taxes which have been prorated and assumed by the 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 26th day of May, 1976.

Joseph L. Downing
JOSEPH L. DOWNING

Lynda J. Downing
LYNDA J. DOWNING

STATE OF TENNESSEE

BOOK 5030 PAGE 76

COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joseph L. Downing

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 26th day of May, 1976.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

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 Lynda J. Downing

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 _____, this, the 26th day of May, 1976.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

26875.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 26,878.44

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 76

MY COMMISSION EXPIRES: _____ (AFFIX SEAL) Notary Public

D 51355

WARRANTY DEED

DBH:jpr

FROM

JOSEPH L. DOWNING & WIFE,

LYNDA J. DOWNING

TO

JOHN R. HUNTER AND WIFE,

LINDA HUNTER

IDENT'F. REFERENCE

MAY 28 2 33 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

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 _____, respectively, of _____, _____, as such _____ and _____, he foregoing instrument for the purposes therein contained ion by the said _____ as such _____, _____ as such _____. _____, Tennessee, _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,878.44

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF May 1976.

Deputy Register