BOOK 5030 PAGE 951

INSTRUMENT PREPARED BY:
David B. Herbert
DAVID B. HERBERT
DINLEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-10-183	B & S Properties, 6010 Charlotte Avenue Nashville, Tennessee37209	THE LOMAS & NETTLETON COMPANY 3200 Pacific Avenue Virginia Beach, Virginia 23451
FIELD BOOK NUMBER(S) 9D-56840	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 649 Hicks Road	LOAN OR ACCOUNT NO. 15-41-50809 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 principal balance now due, plus future interest, on a certain noted dated June 14, 1972, in the original principal sum of $18,000.00, payable to Diversified Mortgage Company, said note being secured by a deed of trust executed by Margaret J. Kuhns, an unmarried person, to J. J. Foley, Jr., Trustee, of record in Book 4610, page 848, said Register's Office; we,

Margaret J. Kuhns, now Margaret J. Farley and husband, Ewing Farley,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto B. & S. PROPERTIES

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. 178 on the Plan of Stacy Square, Section 4, as of record in Book 4460, page 12, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot.

Said Lot 178 fronts 65.00 feet on the northwesterly margin of Hicks Road and extends back 146.5 feet on the northerly line and 137.8 feet on the southerly line, to a line on the rear on which it measures 79.39 feet.

Being the same property conveyed to Margaret J. Kuhns, an unmarried person, having since married and now being Margaret J. Farley, by deed from C & S Builders, Inc. of record in Book 4610, page 846, Register's Office for Davidson County, Tennessee.

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 1975 taxes.

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 13th day of November, 1975.

Margaret J. Kuhns
MARGARET J. FARLEY
Margaret J. Farley

Ewing Farley
EWING FARLEY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Margaret J. Farley and husband, Ewing Farley

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 13th day of November, 1975.

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 $21,331.81

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 1975

MY COMMISSION EXPIRES: 2/22/79 (AFFIX SEAL) Notary Public

WARRANTY DEED
DBH:ipr
FROM
MARGARET J. FARLEY AND
HUSBAND
TO
B & S PROPERTIES

D 5 1 7 4 0

IDENTIF. REFERENCE

JUN 2 10 54 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Please return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd Nat'l 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 _____ 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

JUN-2[illegible] CONV 21,331.81
JUN-2[illegible] STAX B* 55.38
JUN-2[illegible] FEE B* .50
JUN-2[illegible] WDEED B* 4.00 * 59.88