THIS INSTRUMENT PREPARED BY:
David B. Herbert

BOOK 5033 PAGE 578

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN. 37203

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-11-207	LOREN F. VOLKERT, JR., ETUX	First Federal Savings & Loan Union at Fourth Nashville TN 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
12W-09575	5206 Georgia 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) cash in hand paid, and other good and valuable considerations, the receipt of all 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 note dated April 30, 1971, in the original principal sum of $12,000.00, payable to National Mortgage Company in accordance with the terms and conditions therein, and being secured by a deed of trust executed by Walter Leroy Mayo and wife, Willie Ann Mayo, to Union Planters National Bank, Trustee, said deed of trust having since been assigned to First Federal Savings & Loan Association of Nashville, by instrument of record in Book 4515, page 390, said Register's Office; we,

WALTER LEROY MAYO AND WIFE, WILLIE ANN MAYO,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LOREN F. VOLKERT, JR. AND WIFE, CLAUDINE S. VOLKERT,

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 Lots Nos.1113 and 1115 and the easterly 18 feet of Lot No. 1117, of Block 156, Plan No. 1, West Nashville, as of record in Book 57, pages 74 nad 75, Register's Office for said County.

Said Lots Nos. 1113, 1115 and the easterly 18 feet of Lot No. 1117, adjoin and front together 68 feet on the northerly side of Georgia Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Walter Leroy Mayo and wife, Willie Ann Mayo, by deed from John T. Dison and wife, Sarah Elizabeth Dison, of record in Book 4508, page 835, said Register's Office.

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This conveyance is made subject to restrictions of record, if any.

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 mentioned and for 1976 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 7th day of June, 1976.

Walter Leroy Mayo
WALTER LEROY MAYO

Willie Ann Mayo
WILLIE ANN MAYO

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 Walter Leroy Mayo and wife, Willie Ann Mayo,

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 7th day of June, 1976.

Douglas A. Brace
Notary Public

My commission expires: 4/23/78

STATE OF
COUNTY OF

Before me, JUN-9 CONV 14,91 Notary Public in and for the State and County aforesaid, personally appeared the within named STATE B* 38.74

JUN-9 PR'FEE B* .50

JUN-9 RECFEE B* 1.00 * 43.24

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

$ 14,919.44

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 1976

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL)

Notary Public

WARRANTY DEED

DBH:jpf

FROM

WALTER LEROY MAYO & WIFE,

WILLIE ANN MAYO

TO

LOREN F. VOLKERT, JR & WIFE,

CLAUDINE S. VOLKERT

D 52967

IDENTIF. REFERENCE

JUN 9 2 26 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, L & C Tower
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