THIS INSTRUMENT PREPARED BY:

BOOK 5046 PAGE 298

David B. Herbert
DAVID B. HERBERT
ATTORNEY AT LAW

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-15-136	Mr/Mrs Robert J. Freeman	First American National Bank Guaranty Mtge. Div. P. O. Box 2708 Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 25W-00785	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5209 Nevada Avenue	LOAN OR ACCOUNT NO. 31079 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,

JUL 15 76 CONV 14,500.00
JUL 15 76 S'TAX B* 37.70
JUL 15 76 PR'FEE B* .50
JUL 15 76 W'DEED B* 4.00 * 42.20

BERNICE DOZIER BALCH, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT JOSEPH FREEMAN and wife, EVELYN DIANE FREEMAN

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 the west 50 feet of the east 260 feet of the north part of Block 15 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park, as of record in Book 421, page 18.

Said part of said lot fronts 50 feet on the south side of Nevada Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Bernice Dozier Balch, by deed from Florrie Dozier and Morris F. Dozier, as of record in Book 4342, page 322.

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 for 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 July, 1976.

Bernice Dozier Balch

Bernice Dozier Balch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Bernice Dozier Balch, unmarried

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 12th day of July, 1976.

My commission expires: 7-27-77

Notary Public

DAVID B. NEBERT ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

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

$14,500.00 Amount

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

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

DAVID B. NEBERT ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

WARRANTY DEED
DBH:mas

FROM

BERNICE DOZIER BALCH

UNMARRIED

TO

ROBERT JOSEPH FREEMAN AND

WIFE

D 58592

IDENTIF. REFERENCE

JUL 15 1 05 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Fl. 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