THIS INSTRUMENT PREPARED BY:

BOOK 5046 PAGE 714

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
103-4-271	MARTHA DUNCAN	Mortgage Associates 1835 Savoy Drive, N.E. Atlanta, Georgia 30341
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
25W-02243	4101 Idaho 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 which is hereby acknowledged, and in 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 October 28, 1975, in the original principal sum of $14,400.00, payable to Tennessee Housing Development Agency, in accordance with the terms and conditions as set forth therein, and being secured by a deed of trust executed by Gary S. Bennett and wife, Mable Bennett, to David L. Shimeyer, Trustee, of record in Book 4966, page 352, said Register's Office; we,

GARY S. BENNETT AND WIFE, MABLE BENNETT,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARTHA DUNCAN, unmarried,

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. 17 on the map of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in Book 547, page 199, Register's Office for said County, and more fully described as follows:

Fronting 67.5 feet on the southerly side of Idaho Avenue and runs back 150 feet on the westerly line and 150.5 feet on the easterly line, with the westerly margin of the right of way of the West Nashville Branch of the N.C. & St. L. Railroad to an alley measuring 74.5 feet thereon.

Being the same property conveyed to Gary S. Bennett and wife, Mable Bennett, by deed from M. E. Featherstone and wife, Laura H. Featherstone, of record in Book 4966, page 350, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions, easements, and setback lines 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 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 15th day of July, 1976.

Gary S. Bennett
GARY S. BENNETT

Mable Bennett
MABLE BENNETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5046 PAGE 715

Before me, Douglas A Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Gary S. Bennett and wife, Mable Bennett, 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 15th day of July, 1976.

My commission expires: 4-23-76

Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY TN

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

$ 18,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 76

MY COMMISSION EXPIRES: 4-23-76 (AFFIX SEAL)

Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY TN

D 5 8 7 9 1

IDENTIF. REFERENCE

JUL 16 2 53 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

DBH:jpf

FROM

GARY S. BENNETT AND WIFE,

MABLE BENNETT

TO

MARTHA DUNCAN, Unmarried

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