BOOK 5058 PAGE 296

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
105-13-216	GUY R. MARBURY, ET UX	New Owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
22W-11'420	1016 Caruthers 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; we,

AUG 17 CONV 25,000.00
AUG 17 STAX B* 65.00
AUG 17 PBFEE B* .50
AUG 17 WDEED B* 4.00 * 69.50

EDWARD C. REGEN and HELEN E. REGEN DOERFLER, both being umarried persons,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GUY R. MARBURY and wife, JUANITA W. MARBURY,

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:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 2 in W. A. Gilmore's Subdivision of Lots Nos. 23 and part of Lot No. 22 in W. L. B. Lawrence's Plan of Lots recorded in Book 161, page 160, Register's Office for said County. Said W. A. Gilmore's Subdivision is of record in Book 161, page 160, said Register's Office.

Said tract fronts 50 feet on the north side of Caruthers Avenue, just opposite the mouth of Preston Street, and runs back north between parallel lines, the east line being 176.14 feet, and west line 177.25 feet, to a dead line.

Being the same property conveyed to Edward C. Regen, unmarried, and Helen E. Regen, unmarried, by deed from W. P. Regen, which deed is of record in Book 1681, page 569, 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 for 1976 taxes, a lien not yet due and payable, which has been 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 14th day of August, 1976.

Helen E. Regen Doerfler
HELEN E. REGEN DOERFLER

Edward C. Regen
EDWARD C. REGEN

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 Helen E. Regen Doerfler and Edward C. Regen,

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 14th day of August, 19 76.

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

$ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 19 76

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

Notary Public

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IDENTIF. REFERENCE

AUG 17 2 43 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

DBH:jpt

FROM

EDWARD C. REGEN AND

HELEN E. REGEN DOERFLER

TO

GUY R. MARBURY AND WIFE,

JUANITA W. MARBURY

Please return to:

ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, 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