THIS INSTRUMENT PREPARED BY:

BOOK 5053 PAGE 301

DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP & PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-10-186	Mr/Mrs Robert L. Fahs,II	Mortgage Corp. of the South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 86789
12W-8226	5519 Winn 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) and other good and valuable considerations, the receipt of which is hereby acknowledged,

AUG 17 76 CONV 20,400.00
AUG 17 76 S'TAX B* 53.04
AUG 17 76 PR'FEE B* .50
AUG 17 76 W'DEED B* 4.00 * 57.54

THELMA C. FAGAN and husband, EDWIN F. FAGAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT LEO FAHS, II and wife, CELIA READDICK FAHS

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. 72 on the Plan of Urbandale, Section I, as of record in Book 1835, page 45.

Said Lot No. 72 fronts 50 feet on the southerly margin of Winn Avenue and extends back between parallel lines, 125 feet to a dead line.

Being the same property conveyed to Thelma C. Fagan, by deed from Walter M. Farmer and wife, Mercedes G. Farmer, as of record in Book 4908, page 884.

The said Edwin F. Fagan joins in this instrument to convey any right, title and interest he may have in and to the above described property.

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 16th day of August, 1976.

Edwin F. Fagan

Thelma C. Fagan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5058 PAGE 302

Before me, Douglas H. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thelma C. Fagan and husband, Edwin F. Fagan 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 16th day of August, 1976.

My commission expires: 4-23-78

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 $20,400.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 1976

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

WARRANTY DEED
DBH:mas

FROM
THELMA C. FAGAN AND HUSBAND

TO
ROBERT LEO FAHS, II AND WIFE

D 6 3 6 3 6

IDENTIF. REFERENCE

AUG 17 2 45 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

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