THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 5083 PAGE 900

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
94-5-6	Kenneth A. Fulks	Dobson-Johnson, Inc. 311 Plus Park Blvd. Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 16280-011
18W-11070	940 South 13th Court	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, 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 Feb. 27, 1973, in the original sum of $11,600.00, payble to Dobson-Johnson, Inc., in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Ronnie E. Hatfield and wife, to Albert Wm. Johnson, Trustee, as of record in Book 4684, page 815, said debt having since been assigned to United Mutual Savings Bank, by instrument of record in Book 4740, page 578; Grantee also assumes and agrees to pay the remaining balance due plus future interest on a certain note dated April 20, 1976 in the original sum of $6,656.16 payable to Mid Tennessee Aluminum Company in monthly installments as set out in said note, with interest as set forth therein and secured by deed of trust of record in Book 5019, page 66,

LAWRENCE BODEN , unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KENNETH ALLEN FULKS

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. 106 on the Plan of Shelby Heights Subdivision, Section 1, as of record in Book 2330, page 171.

Said Lot No. 106 fronts 50.0 feet on the west margin of South 13th Court and runs back 122.7 feet on the north line and 141.02 feet on the south line which is a broken line, to a dead line in the rear on which it measures 65.6 feet.

Being the same property conveyed to Lawrence Boden, by deed from Ronnie E. Hatfield and wife, Patricia S. Hatfield, as of record in Book 4684, page 813.

This conveyance is made subject to restrictions in Book 2810, page 475.

This instrument prepared by David B. Herbert, Attorney, Life & Casualty Tower, Nashville, Tennessee upon information furnished by the parties.

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.

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 18th day of October, 1976.

Lawrence Boden

Lawrence Boden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5083 PAGE 901

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 _____, Tennessee, this, the _____ day of _____, 19 __.

My commission expires: _____ Notary Public

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, Clarence G. Glaser a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

Lawrence Boden, unmarried

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Los Angeles, California, this, the 18 day of October, 1976.

My commission expires: _____ Clarence G. Glaser Notary Public

CLARENCE G. GLASER
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires April 25, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS:
$16,740.40 Kenneth Fulks
Affiant

SUBSCRIPED AND SWORN TO BEFORE ME THIS THE 26th DAY OF October 1976

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

D 75167

IDENTIF. REFERENCE

Nov 1 3 10 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
LAWRENCE BODEN

TO
KENNETH FULKS

CONV 16,740.40

STAX $ 13.42
RECFEE $ .50
NOTED $ 1.00 * 14.92

Return to: 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