Prepared by: John W. Kelley, Atty.
L & C Tower, Nashville, Tenn.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-9-242	Martha Baxendale, et al	New Owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
26W-8255	213-15 Bowling 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,

NOV16	CONV	68,000.00			
NOV16	S'TAX		B*	176.80	
NOV16	PR'FEE		B*	.50	
NOV16	W'DEED		B*	4.00	* 181.30

H. R. HILLER and wife, REGINA M. HILLER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARTHA BAXENDALE and MARY CHESTER, TENANTS IN COMMON

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 Two Tracts of land in said County, as follows:

TRACT NO. 1: Being the southerly 62-1/2 feet of Lot No. 5 of Block "J" on the Plan of Whitland Realty Company's Subdivision, as of record in Book 332, page 141.

Said part of Lot No. 5 fronts 52-1/2 feet on the westerly side of Bowling Avenue and extends back between parallel lines, 180 feet to a dead line.

TRACT NO. 2: Being the southerly 25 feet of Lot No. 4 and the northerly 37-1/2 feet of Lot No. 5 of Block "J" on the Plan of Whitland Realty Company's Subdivision as of record in Book 332, page 141.

Said parts of Lots Nos. 4 and 5 front together 52-1/2 feet on the westerly side of Bowling Avenue and extends back between parallel lines, 180 feet to a dead line.

Being the same property conveyed to H. R. Hiller and wife, Regina M. Hiller, by deed from Home Makers, Inc., a Tennessee Corporation, as of record in Book 2880, page 497.

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.

Wherever 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 November, 1976.

H. R. Hiller

Regina M. Hiller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5088 PAGE 316

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

H. R. Hiller and wife, Regina M. Hiller

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 November, 19 76.

Notary Public

My commission expires: 4/23/78

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

$ 68,000.00

Affiant

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

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

D 77271

WARRANTY DEED
JWK:mas

FROM
H. R. HILLER AND WIFE

TO
MARTHA BAXENDALE AND
MARY CHESTER

IDENTIFICATION REFERENCE

NOV 16 3 23 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

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