This Instrument Prepared By:
DAVID B. HERBERT
Waller, Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5108 PAGE 976

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
160-7-37 160-8-6	Mr/Mrs William F. Somers	Security Federal Savings & Loan 2700 Franklin Road Nashville, Tennessee 37220
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6DU-40470 6DU-40465	513 Baxter Lane	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; I,

JAN26 CONV 64.500.00
JAN26 S'TAX B* 167.70
JAN26 PR'FEE B* .50
JAN26 W'DEED B* 4.00 * 172.20

BERNICE GREENE PHILLIPS, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM F. SOMERS and wife, CAROL L. SOMERS

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:

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT I:

Being Lot No. 25 on the Plan of Broadwell Acres, as of record in Book 2663, page 18.

Said Lot No. 25 fronts 120 feet on the south side of Baxter Lane and runs back between parallel lines, 365 feet to a dead line.

TRACT II:

Being a tract marked "Reserved" lying immediately south of Lots Nos. 25 and 26, and west of Lots 18 and 24, and being shown on the Plan of Broadwell Acres, as of record in Book 2663, page 188, Register's Office for said County, and described as follows: Said "Reserved Tract" fronts 240 feet on its north line adjoining the south rear line of Lots Nos. 25 and 26, and runs back between lines, 165 feet on its west line and 164.7 feet on its east line along the west lines of Lots Nos. 18 and 24, to a dead line in the rear on which it measures 241 feet.

Being the same property conveyed to Morris D. Phillips and wife, Bernice Greene Phillips by deed from Mildred B. Blanks, a widow of record in Book 3951, page 253. The said Morris D. Phillips having since died.

This conveyance is made subject to restrictions of record in Book 2880, page 353, recorded March 12, 1959.

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 24th day of January, 1977.

Bernice Greene Phillips
BERNICE GREENE PHILLIPS

BOOK 5108 PAGE 977

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 Bernice Greene Phillips, unmarried,

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

Witness my hand and official seal at Nashville, Tennessee, this, the 24th day of January, 1977.

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

$ 64,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 19 77

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

Notary Public

WARRANTY DEED

FROM

BERNICE GREENE PHILLIPS, unmarried

TO

WILLIAM F. SOMERS AND WIFE, CAROL L. SOMERS

INTERNAL REFERENCE

D 86952

FILED
DAVIDSON CO. TENN.
REGISTER
JAN 26 8 27 AM '77

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
~~7th Floor, 3rd National Bank Bldg.~~
Nashville, Tennessee 37219

DAVID B. HERBERT
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