Prepared by:
John W. Kelley, Attorney
23rd Flr. L & C Tower

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 106-16-64 | Charles O. Webster | New Owner<br>BOOK 5114 PAGE 402 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 2DA-58965 | | 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,

JAMES B. LEE, unmarried, being one and same person as J. B. Lee, James Buford Lee and James B. Lee.
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES O. WEBSTER

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. 1 on the Proposed Plat of Resubdivision of Lot No. 3 Glenview Commercial Development, not of record, described as follows:

Said Lot No. 1 fronts 70.0 feet on the northerly margin of Philfre Court and extends back 74.52 feet on the northeasterly line and 49.50 feet on the southwesterly line, to a line in the rear on which it measures 59.67 feet.

Being part of the property conveyed to James B. Lee, by deed from David Faircloth and wife, Katherine Juanita Faircloth, as of record in Book 4537, page 881 and by Divorce Decree No. 71485 of the 4th Circuit Court for Davidson County, a certified copy of which is of record in Book 4866, page 778 and Book 4873, page 896.

The grantee herein will remove any non permanent improvements from the premises within two years of the date of this deed and further will within three years construct a permanent office building with a minimum requirement that the front be of a brick veneer. If grantee fails to construct building within the specified time the Grantor retains the right to repurchase the hereinabove described property for the purchase price stated herein. If Grantee herein fails to construct an office building with a brick veneer as required then Grantor has the right to construct said brick veneer and file a lien against the premises for payment of the same by Grantee.

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 will be paid by the Grantor herein.

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 20th day of October, 19 76

James B. Lee

BOOK 5114 PAGE 403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Charles A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named James B. Lee, unmarried 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 Nashville, Tennessee, this, the 24th day of Feb., 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 $5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19____

MY COMMISSION EXPIRES: _____ (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM JAMES B. LEE, UNMARRIED

TO CHARLES O. WEBSTER

D 8 9 0 6 6

IDENTIF. REFERENCE

FEB 11 11 32 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

3115 CONV $5,000.00
3115 S'TAX 13.00
3115 FEE .50
3115 RECD [illegible]

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